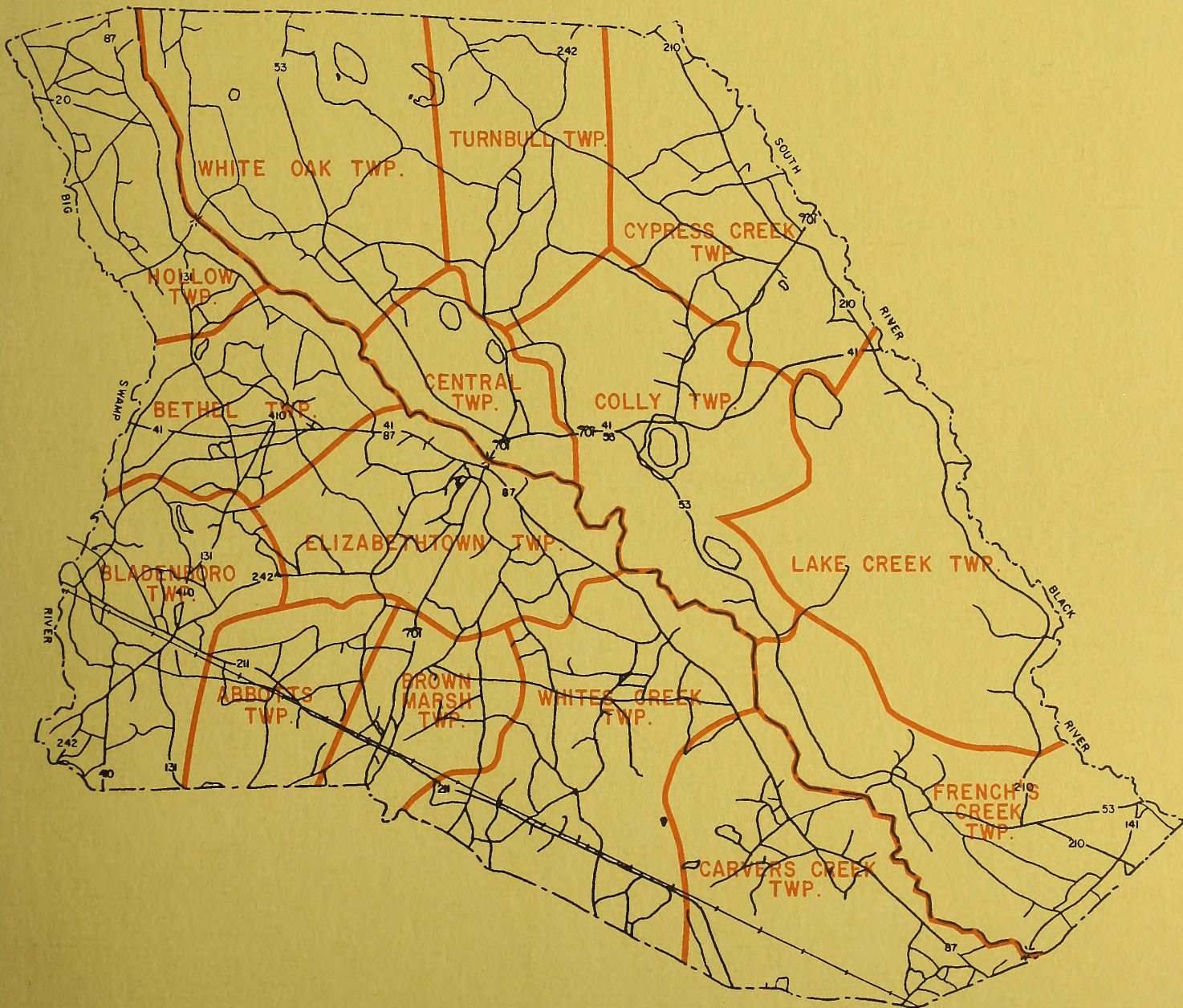


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# LAND USE PLAN

## Bladen County, N.C.









PREPARED FOR:

THE COUNTY OF BLADEN, NORTH CAROLINA

COUNTY COMMISSIONERS

Robert G. Roberts, (Chairman)  
Robert G. Hester, (Vice Chairman)  
Braxton Edge  
Vance Clark  
William A. Butler

Technical Assistance

Provided by:

N.C. Department of Natural Resources and Community Development,  
Fayetteville, NC, John Holmes, Planner

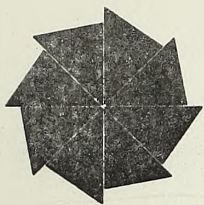
Project Staff

William M. Davis, Jr., County Planner  
James B. Perry, Community Development Planner  
Deborah P. Blackwell, Community Development Secretary  
Emogene L. Swindell, Industrial Development Secretary

June 19, 1978







# North Carolina Department of Natural Resources & Community Development

James B. Hunt, Jr., Governor

Howard N. Lee, Secretary

June 15, 1978

The Honorable Robert G. Roberts  
Bladen County Board of Commissioners  
P.O. Box 1048  
Elizabethtown, North Carolina 28337

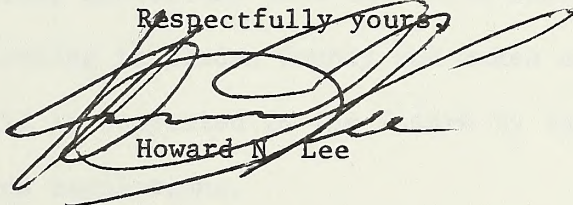
Dear Chairman Roberts:

It is my pleasant duty to inform you that the Land Use and Housing Elements submitted by you in behalf of Bladen County have received favorable State review. This letter will serve as the County's official notice of certification for continued eligibility as an applicant for funds under the auspices of the HUD Comprehensive Planning Assistance Program. Based on current regulations for that program, this certification of eligibility is to remain in force subject to a biennial review by the State (or HUD) beginning no later than June 15, 1980.

I commend you and your associates for the good efforts that you are making in your county. Please feel free to call on me and this department's staff at any time that you feel we may be of assistance to you.

With kindest regards and best wishes, I am

Respectfully yours,



Howard N. Lee

HNL:jc

cc: Mr. Charles N. Straub  
U.S. Department of Housing and  
Urban Development  
Atlanta, Georgia







## FORWARD

In recent years there has been a proliferation of new State and Federal legislation regarding land use. Increased public concern for proper land use management and improved environmental quality has, and is producing, new understandings, broadening dimensions and increasing responsibilities regarding our valuable land resources.

Poor land development practices in other areas has prompted Federal and State agencies to encourage and demand that land use plans be instituted and enforced in order to remain eligible for certain federal funding activities.

Although the citizenry of Bladen County have done an admirable job of avoiding the pitfalls of poor land use, the new emphasis being placed on urban and economic development has made it necessary to adopt a more formal approach to the problems of land use.

This plan then provides historical data and facts which support the need for land use planning in Bladen County and makes certain recommendations which will be supported in the future by the adoption of specific ordinances and regulations.



---

ROBERT G. ROBERTS, Chairman,  
Bladen County Board of Commissioners







## PURPOSE

A land development plan is designed to be a very useful tool to be welded by the residents of an area in helping shape the character and design of future growth in that area. Through the examination of such areas as economics, cultural, social, environmental and development activities a proper foundation for understanding and portraying an areas' people may be established. Through this examination a general plan and mapping out of future growth potentials and patterns may be developed.

This document, then, takes these mentioned elements plus many others along with citizen input and recommends the most appropriate uses of land within the planning area.

If implemented, this land use plan should not only encourage growth in Bladen County, but encourage growth and development that will make the county a more desirable place in which to work and reside. The failure to follow this plan or ignore its suggestions could lead to inefficiency, waste and destruction of the physical and natural resources of Bladen County.

It is designed to protect the citizens of the county and to promote the general welfare of all.

The following plans, studies, surveys and departments were used in preparing this plan. Much of the information in this plan was obtained from these sources with the balance derived from visual analysis.

Bladen County Development Guide (COG) Sept. 1976  
An Economic Data Manual on Bladen County, NC (SEDC) Nov. 1973  
An Appraisal of Potentials for Outdoor Recreational Development (SCS) Aug. 1974  
NC Commuting Patterns 1960 & 1970 (ESC) March 1974  
NC Commuting Projections (OSP) Sept. 1976  
Bladen County Fire District Study (COG) Sept. 1976  
Bladen County Recreation Plan (COG) Sept. 1976



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Sketch Development Plan for Bladen County (DNER) Raleigh, April 1972  
Public Water Supplies of North Carolina (DNRCD) Raleigh, July 1977  
Reference Data Manual Bladen County & Municipality of Elizabethtown,  
(SEDC) May 1971

Community Facilities Plan & Public Improvements Program Capital  
Improvements Budget (DNER - Ral.) April 1973

Community Study -- N.R. Bryan P.H.N. Supervisor, April 1971

Bladen County and its Library: Community & Library Analysis Report,  
(Jay Chung) 1977

Land Use Survey & Analysis -- Elizabethtown, NC (E-town Planning Board)  
Comprehensive Water and Sewage Report (Henningsun, Durham &  
Richardson) 1967

Bladen County Employment Security Commission

Agricultural Extension Service

Bladen County Industrial Commission

Lumbee River Council of Governments

Bladen County Board of Education

Soil Conservation Service

Employment Security Commission of NC

Office of State Planning - Raleigh

NC Department of Agriculture

Summary of the Bladen County Housing Assistance Plan

Bryant Swamp Watershed Work Plan (Bryant Swamp Flood Control  
Corporation) January 1975

#### Regulations:

Citizen Participation Plan: Bladen County, NC Nov. 1977





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## NATURAL SETTING AND RESOURCES

### Physical Location and Characteristics

Bladen County is located within the Southern Coastal Plains of North Carolina. It is situated between five counties: Robeson County which lies to the west, Cumberland and Sampson Counties which lie to the north, Pender County to the east and Columbus County to the south.

The County is roughly trapezoidal in shape and consists of 879 square miles of land making it the 4th largest county in the state.

Because Bladen County is situated in the Coastal Plains, its topography is generally low and flat with the exception of land bounded by the Cape Fear River where relief is moderate. The highest elevations in the county are about 180 feet above sea level (asl) while the lowest elevations, along the Cape Fear, are generally less than 20 feet asl.

There are three rivers associated with Bladen County. The Cape Fear River, which is the largest, transverses the County from the Northwest to the Southeast, approximately through the middle of the County. The South and Black Rivers, which are tributaries of the Cape Fear, form the eastern boundary of Bladen County. The Lumbee River and Big Swamp help form the western boundary separating Robeson and Bladen Counties.

There are eight natural lakes within Bladen County ranging in size from 125 to 1,485 acres. Bay Tree (formerly Black) lake is the largest, however, it is White Lake, the slightly smaller, which has served as a





popular resort. Salters, Singletary and Jones Lakes are operated by the State as recreational areas. The remaining three are Horseshoe Lake, Little Singletary Lake, and Bakers Lake.

Several "Carolina Bays" are also found in Bladen County. These are poorly-drained elliptically-shaped depressions which occur throughout eastern North Carolina.

### Geology

The surface of Bladen County is composed entirely of sedimentary (soft) rock formations. These formations are generally due to the presence of ocean convergence centuries ago. The major subsurface geological feature is bedrock, which ranges in depth from 30 to 600 feet below the subsurface.

The slope of this bedrock and corresponding sedimentary formations dictate that drainage will occur generally from the Northwest to the Southwest.

The layers of sedimentary rock consist of unconsolidated sediments, gravels, sands, clays, limestones and marls. The various layers dip gently to the Southwest at approximately 15 to 20 feet per mile.

### Drainage Patterns

The drainage pattern in Bladen County is primarily of a dendritic type. There are three major drainage basins which collect from feeder streams in this region.

The largest of these basins is the Cape Fear River Basin. The Cape Fear is a slow and winding river whose waters are a muddy orange, reflective of the red clays in the upstream Piedmont. Swamps border most of the Cape Fear's tributaries and along with its associated flood plain area accounts for most of the 10% of poorly drained areas in Bladen County. Three locks are present along the Cape Fear in





HYDROLOGY

Bladen County. These locks are located near Kelly, Elizabethtown and Tar Heel. Flow data supplied by USGS indicates average flow ranges of 4,943 cubic feet per second (cfs) near Tar Heel to 6,018 cfs near Kelly. The Cape Fear empties nearly 154,653 million cubic feet of water into Bladen County annually.

Periodically the Cape Fear River floods, especially during the spring. With limited flood control measures available even minor flooding poses serious limitations to any form of development in the flood plain. Of some consequence is the New Hope Dam Project which will alleviate some of the problem.

Of other importance to the county drainage patterns are the South and Black Rivers. Both rivers are slow-moving, black-water streams whose flows vary according to precipitation within the drainage basin. These rivers and their associated flood plains are relatively undeveloped, however, their water classifications indicate suitability for fishing.

The South River is formed by the confluence of Beaver Dam Creek in Sampson County and Big Swamp Creek in Cumberland County. The river enters the county at the extreme northeast corner and flows southeast forming 24 miles of Bladen County's eastern border. The Black River is formed by the confluence of Big Coharrie Creek and Six Runs Creek in Sampson County. From its origin the Black River flows in a southerly direction until it merges with the South River. It then flows southwest forming the southern portion of the county's eastern border. Eventually the Black River empties into the Cape Fear in Pender County. Both the South and Black Rivers are under consideration as part of the N.C. Natural and Scenic Rivers System because of their natural state, unpolluted water, free-flowing characteristics and outstanding natural environment.





# HYDROLOGY

## LEGEND

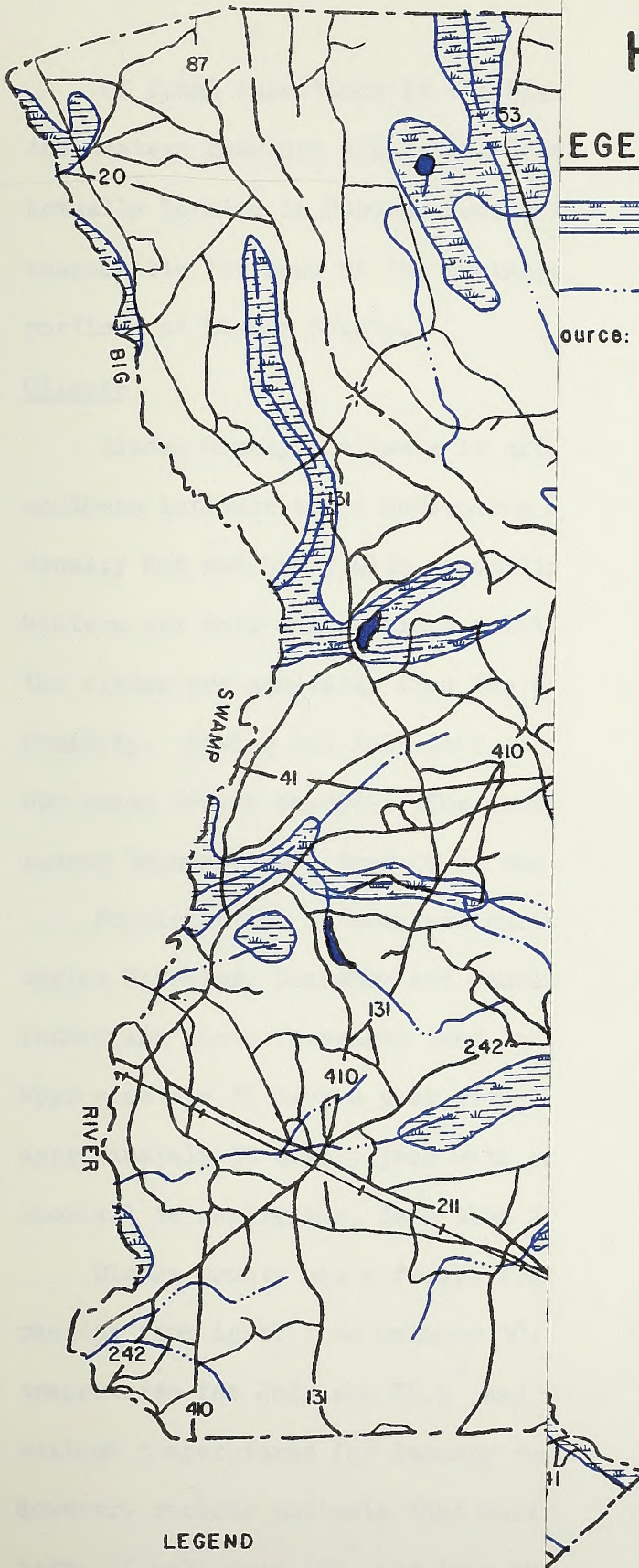


Swamp or Marshland

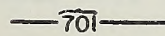


Stream or Creek

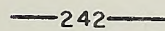
Source: U.S.G.S. Topographic Map  
Florence, S.C. 1:250,000



## LEGEND



US Highway



State Highway



Cape Fear River



Seaboard Railroad

# Bladen County

SCALE



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# HYDROLOGY

## LEGEND

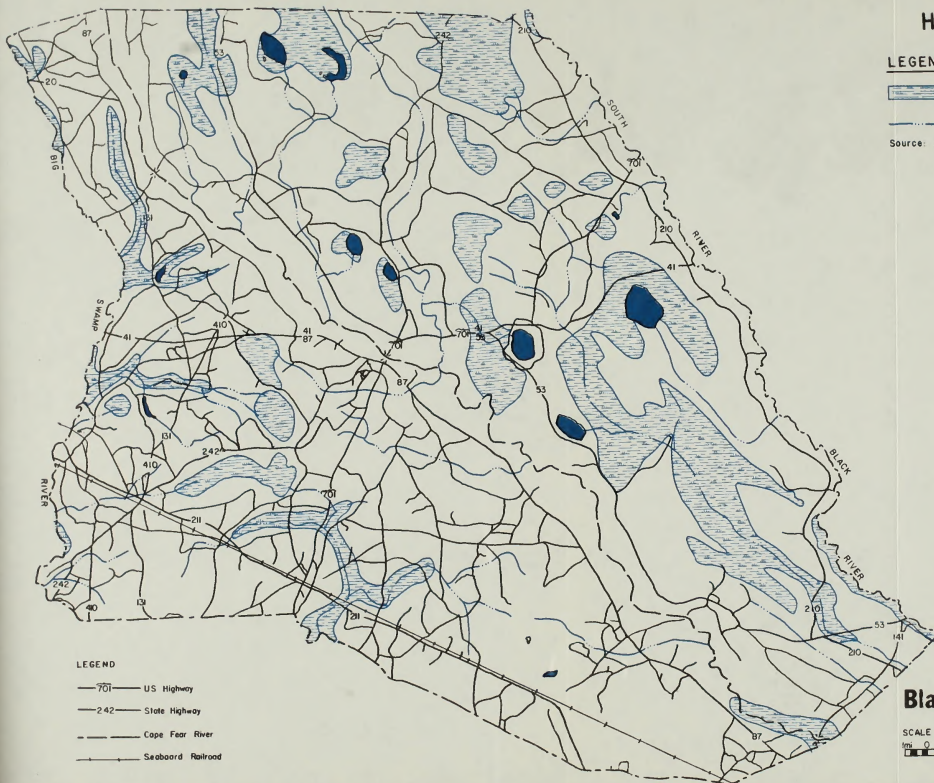


Swamp or Marshland



Stream or Creek

Source: U.S.G.S. Topographic Map  
Florence, S.C. 1:250,000



## LEGEND

— 701 — US Highway

— 242 — State Highway

— Cape Fear River

— Seaboard Railroad

**Bladen County**

SCALE  
0 2mi 4mi 6mi

1  
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Of final importance is the Big Swamp and Big Swamp River which forms the western boundary separating Robeson and Bladen Countys. Although actually located in Robeson County this swamp and its tributaries are responsible for much of the drainage and, at times, flooding of western portions of Bladen County.

#### Climate

Bladen County's climate is affected by two factors: a relative southern latitude and a moderating maritime influence. Summers are usually hot and humid with prevailing westerly (southwesterly) winds. Winters are cold and at times relatively humid. Prevailing winds during the winter are generally from the east/northeast accounting for some humidity. Spring and Fall tend to be warm but the maritime influence can cause severe changes. Hurricanes are occasionally present, however, severe thunderstorms tend to be the most prominent.

Precipitation is heaviest during the summer months and lightest during November, December and January. The summer months average 5.5 inches and winter averages tend to be below 2.7 inches. There are approximately 75 days a year with less than .10 inches of rainfall and approximately 30 days a year with rainfall greater than .50 inches. Snowfall is negligible, less than 2 inches per year.

Bladen County has a freeze-free period of approximately 220 days, ranging from April 1 to October 30. The average minimum and maximum tempertures for July are 69.5° and 90.5° respectively. Minimum and maximum temperatures for January range from 33° to 69.5° respectively. However, records indicate that more severe ranges are possible; with highs of well over 100° and lows around 10°.





Overall the climate of Bladen County is mild and conducive to high worker productivity, low construction and heating costs and well suited to the growth of a variety of agricultural crops.

### Soils

Just as soils vary in their physical, chemical and organic properties, so do they differ in their capabilities to support different types of land use. During recent years particular attention has been given to studying soil properties and their adaptability to various forms of development. Bladen County is currently developing an in-depth soil survey which will prove extremely valuable for land development.

Current information shows the prominence of seven soil associations. Although these associations are not particularly unique in property, they're geographic locations will be a major factor affecting the County's growth. The two prominent soil associations in Bladen County are geographically divided by the Cape Fear River. Their properties are almost completely divergent which accounts for the establishment of the County's population and development on the west side of the River.

The most prominent soil is the Pamlico-Leon-Wakulla soil association which accounts for 34% of the total County soils and over 80% of the soils for the region east of the Cape Fear. This association is primarily composed of highly organic matter which is very acidic and poorly drained in many areas. Due to these properties this association is unsuitable for most agricultural endeavors and at times imposes severe development limitations. However, there are large areas which would support development if properly handled. The primary limitation is sewage filtration which could be controlled by requiring ample lot sizes, or a county sewage system.





The other predominant soil for Bladen County is the Norfolk-Rains-Goldsboro association which accounts for 29% of the County soils and approximately 50% of the soils in the region west of the Cape Fear. This association consists of moderately drained, sandy loam soils and is very favorable to most agricultural endeavors. This group is also best suited for development because of the few limitations it imposes. This soil association will be responsible for development conflicts which will arise. Because of the conflicts between expanding urban development and agriculture, particular care should be given to the conservation of these soils as prime agricultural land, thus pushing urban type improvements into other soil association areas.

Another soil of prominence in Bladen County is the Autryville-Wakulla-Ocilla Association which accounts for 12% of the soils in Bladen County. This association consist of generally well-drained soils which pose only moderate development limitations. Found in conjunction with the drainage basins of the County's major rivers, this association could be further developed as an alternative to the two predominant soil associations while keeping flood hazard areas in mind. It should be noted that most of Elizabethtown is built on an area which is composed of the Autryville series.

In the region west of the Cape Fear are two large areas which are composed of the Rains-Lynchburg-Goldsboro soil association. These soils account for 8% of the total County soils. The two areas associated with this series are located in conjunction with swamps; the Crawley Swamp west of Elizabethtown and the large swampy area around Carvers Creek and Council. In general this association consists of poorly drained soils in a low lying profile. Severe development limitations are posed by this association.





Found in conjunction with the Cape Fear, South and Black Rivers is the Altavista-Chewacla-Wickham association which comprises approximately 8.0% of the soils in the County. Generally located in the floodplains of the above rivers, the soils in this series are moderately drained but are subject to seasonal flooding. Although development limitations are not severe in most instances, due consideration should be given to flood plain management which would strictly control land development.

Two other soil associations are also found in Bladen County. These are the Bladen-Lenoir-Duplin series, which contains approximately 5.5% of the County soils, and the Portsmouth-Tarboro series which accounts for 3.4% of the County soils. The Bladen soil series consists primarily of poorly drained acidic soils which are found in conjunction with numerous small creeks and swamps. Development limitations for this series are generally severe due in part to large amounts of clay which cause slow percolation and possess little strength due to extreme wetness. The Portsmouth association also consists of poorly drained soils which pose severe development limitations. A large area which contains this series is located in the southeast corner of the County below Kelly.

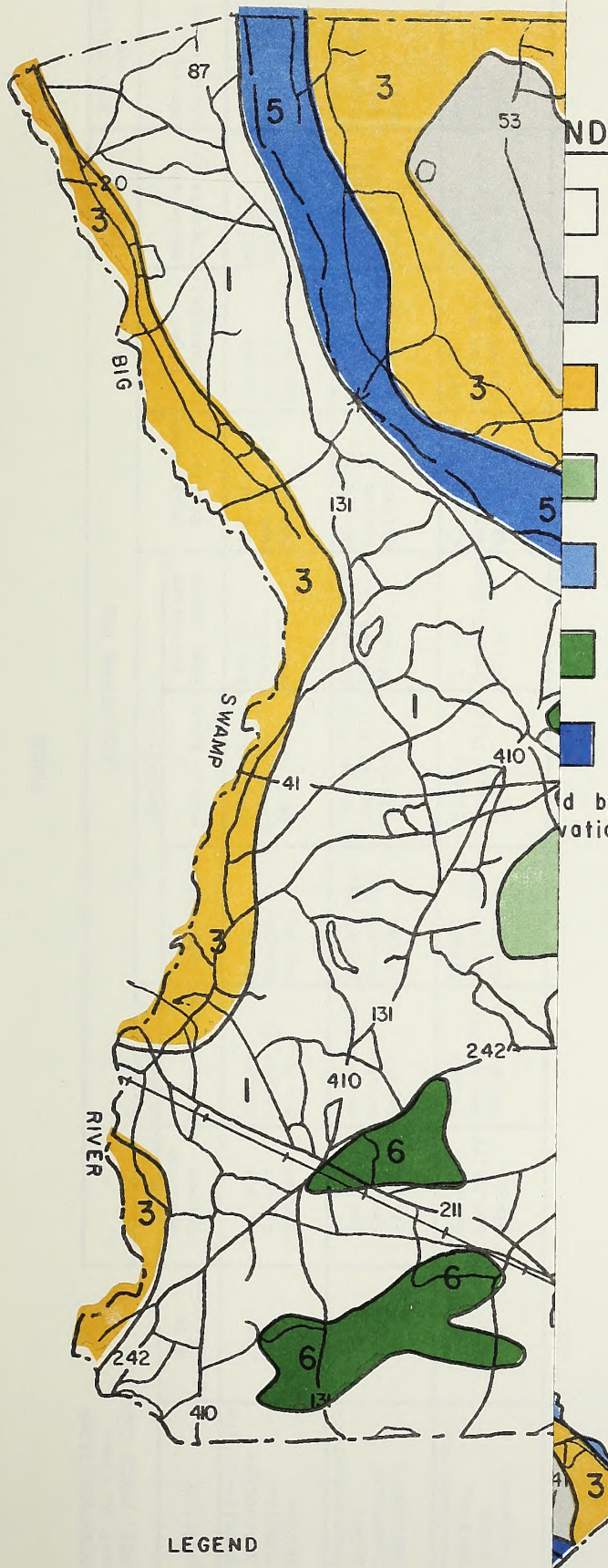
The increasing importance of the soil survey can not be ignored. The problems which are confronting Bladen County are becoming more complex as the once vast resources of open space and rural elements of the land begin to diminish. Basically our interest in soils is not primarily how it is now or how it will function, but how it will respond to treatment and manipulation.

The soil survey should be utilized and not just admired as impressive volumes of data. This can be brought about through close coordination of public and private efforts, expanded interpretations and widespread understanding. These points should aid in formulating and adopting sub-division





# SOILS



Norfolk - Rains - Goldsboro

Pamlico - Leon - Wakulla

Autryville - Wakulla - Ocilla

Rains - Lynchburg - Goldsboro

Altavista - Chewacla - Wickham

Bladen - Lenoir - Duplin

Portsmouth - Tarboro

Map by R. Leah and the Soil  
Conservation Service - 1978

## LEGEND

- 701 — US Highway
- 242 — State Highway
- Cape Fear River
- Seaboard Railroad

## Bladen County

SCALE

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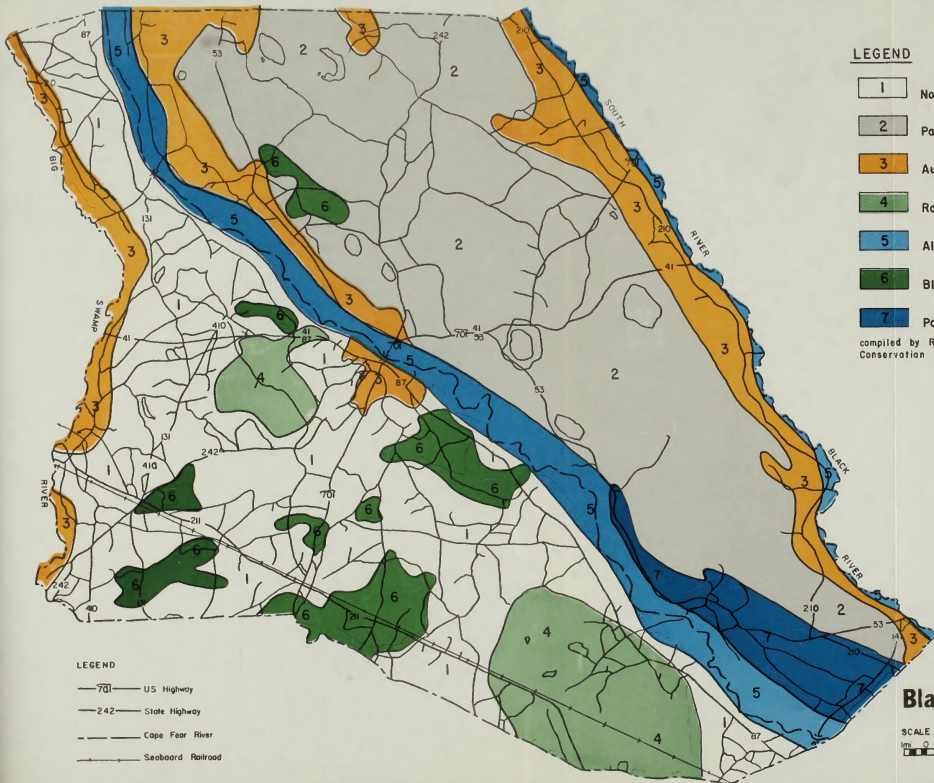


# SOILS

## LEGEND

- 1 Norfolk - Rains - Goldsboro
- 2 Pamlico - Leon - Wakulla
- 3 Autryville - Wakulla - Ocilla
- 4 Rains - Lynchburg - Goldsboro
- 5 Altavista - Chewacla - Wickham
- 6 Bladen - Lenoir - Duplin
- 7 Portsmouth - Tarboro

compiled by R. Leach and the Soil  
Conservation Service - 1978



## LEGEND

- 701 US Highway
- 242 State Highway
- Cape Fear River
- Seaboard Railroad

**Bladen County**

SCALE  
1 mi 0 2 mi 4 mi 6 mi

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TABLE

SOIL INTERPRETATIONS General Soil Map BLADEN COUNTY, NORTH CAROLINA			LIMITATIONS FOR										SUITABILITY FOR	
% of County	Soil Associations	% in Association	Dwellings With			Recreation			Paths and Trails	Light Industries/ Roads and Streets 2/	General Agriculture			
			Sewerage System	Filter Fields	Camp Sites	Picnic Areas	Play Areas	Intensive						
12.0%	1. Autryville-Wakulla-Ocilla Autryville Wakulla Ocilla	45% 30% 25%	Slight Slight Mod. wt.	Slight Slight 3/ Sev. Wt.	Mod. St. Sev. St. Mod. Wt.	Mod. St. Sev. St. Mod. Wt.	Mod. St. Sev. St. Mod. Wt.	Mod. St. Sev. St. Mod. Wt.	Mod. St. Sev. St. Mod. Wt.	Mod. St. Sev. St. Mod. Wt.	Slight Slight Sev. Wt.	Slight Slight Mod. Wt.	Fair-Good Poor-Fair Fair-Good	
8.0%	2. Rains-Lynchburg-Goldsboro Rains Lynchburg Goldsboro	75% 15% 10%	Sev. Wt. Fl. Sev. Wt. Fl. Slight	Sev. Wt. Fl. Sev. Wt. Fl. Sev. Wt.	Sev. Wt. Traf. Sev. Wt. Fl. Slight	Sev. Wt. Traf. Sev. Wt. Fl. Slight	Sev. Wt. Traf. Sev. Wt. Fl. Slight	Sev. Wt. Traf. Sev. Wt. Fl. Slight	Sev. Wt. Fl. Sev. Wt. Fl. Slight	Sev. Wt. Fl. Sev. Wt. Fl. Mod. Wt. Cor.	Sev. Wt. Fl. Sev. Wt. Fl. Mod. Wt.	Sev. Wt. Fl. Sev. Wt. Fl. Mod. Wt.	Fair-Good Good Good	
29.0%	3. Norfolk-Rains-Goldsboro Norfolk Rains Goldsboro	38% 37% 25%	Slight Sev. Wt. Fl. Slight	Slight Sev. Wt. Fl. Sev. Wt.	Slight Sev. Wt. Traf. Slight	Slight Sev. Wt. Traf. Slight	Slight Sev. Wt. Traf. Slight	Slight Sev. Wt. Traf. Slight	Slight Sev. Wt. Fl. Slight	Slight Sev. Wt. Fl. Mod. Wt. Cov.	Slight Sev. Wt. Fl. Mod. Wt.	Slight Sev. Wt. Fl. Mod. Wt.	Good Fair-Good Good	
34.0%	4. Pamlico-Leon-Wakulla Pamlico Leon Wakulla	45% 30% 25%	V. Sev. Wt. Fl. Sev. Wt. Slight	V. Sev. Wt. Fl. Sev. Wt. Slight 3/	V. Sev. Wt. Fl. Sev. Wt. Sev. St.	V. Sev. Wt. Fl. Sev. Wt. Sev. St.	V. Sev. Wt. Fl. Sev. Wt. Sev. St.	V. Sev. Wt. Fl. Sev. Wt. Sev. St.	V. Sev. Wt. Fl. Sev. Wt. Sev. St.	V. Sev. Wt. Fl. Sev. Wt. Slight	V. Sev. Wt. Fl. Sev. Wt. Slight	V. Sev. Wt. Fl. Sev. Wt. Slight	Poor Poor Poor-Fair	
5.5%	5. Bladen-Lenoir-Duplin Bladen Lenoir Duplin	40% 35% 25%	Sev. Wt. Fl. Sev. Wt. Mod. BSSH-94	Sev. Wt. Fl. Sev. Wt. Perc. Sev. Wt. Perc.	Sev. Wt. Fl. Mod. Wt. Perc. Mod. Wt. Perc.	Sev. Wt. Fl. Mod. Wt. Slight	Sev. Wt. Fl. Mod. Wt. Slight	Sev. Wt. Fl. Mod. Wt. Perc. Mod. Wt. Perc.	Sev. Wt. Fl. Mod. Wt. Slight	Sev. Wt. Fl. Sev. Wt. Mod. Wt. St-Sw.	Sev. Wt. Fl. Sev. Wt. Mod. Wt.	Sev. Wt. Fl. Sev. TSC. Wt. Sev. TSC	Fair Good Good	
8.0%	6. Altavista-Chewaccia-Wickham Altavista Chewaccia Wickham	55% 25% 20%	Sev. Wt. Sev. Fl. Wt. Slight	Sev. Wt. Perc. Sev. Fl. Wt. Slight 3/	Sev. Fl. Sev. Fl. Wt. Sev. Fl. St.	Mod. Fl. Sev. Fl. Wt. Sev. St.	Sev. Fl. Perc. Sev. Fl. Wt. Sev. St.	Sev. Fl. Perc. Sev. Fl. Wt. Sev. St.	Slight Mod. Wt. Fl. Sev. St.	Mod. Wt. Sev. Fl. Wt. Slight	Sev. TSC. Wt. Sev. Fl. Slight	Sev. TSC. Wt. Sev. Fl. Slight	Fair-Good Fair-Good Poor	
3.4%	7. Portsmouth-Tarboro Portsmouth Tarboro	95% 5%	Sev. Wt. Fl. Slight	Sev. Wt. Fl. Slight 3/	Sev. Wt. Traf. Mod. St.	Sev. Wt. Traf. Mod. St.	Sev. Wt. Traf. Mod. St.	Sev. Wt. Traf. Mod. St.	Sev. Wt. Fl. Mod. Wt. Fl. Sev. St.	Sev. Wt. Fl. Mod. Wt. Fl. Slight	Sev. Wt. Fl. Slight	Sev. Wt. Fl. Slight	Fair-Good Poor-Fair	
	Abbreviations for Limiting Factors: BS-Bearing Strength Wt - Water Table Traf - Trafficability Sh-Sw - Shrink-swell Potential R - Rock Perc - Percolation Rate Cor - Corrosion Potential TSC - Traffic Supporting Capacity Prod - Productivity AWC - Available Water Capacity St - Surface Texture		Slopes 8% impose limi- tations; 8- 25% - Mod 25%+ - Sev.	Slopes 8% impose limi- tations; 8- 15% - Mod.; 15%+ - Sev.	Slopes 8% impose limi- tations; 25%+ - Sev.	Slopes 8% impose limi- tations; 25%+ - Sev.	Slopes 2% impose limi- tations; 2- 6% - Mod	Slopes 15% Slt. 25% Sev. impose sev. limitations	Slopes 8% impose sev. limitations	Slopes 8% impose sev. limitations	Slopes 8% impose sev. limitations	Slopes 8% impose sev. limitations		
			Abbreviations for degree of limitations;  Slt. - Slight Mod. - Moderate Sev. - Severe V. Sev. - Very Severe										Prepared by: Soil Conservation Service, Roger J. Leab.  Date: February, 1978	

Abbreviations for degree of limitations;

1/ Structures whose footings are  
in subsoil.Prepared by: Soil  
Conservation Service,  
Roger J. Leab.2/ Refers to roads and streets  
that have subsoil for base.

V. Sev. - Very Severe

Date: February, 1978

3/ Possible contamination of  
shallow water supply.







regualtions for the County.

### Vegetation

Forest growth predominates approximately 81% of Bladen County. Loblolly pine-hardwood mixtures account for most of this acreage while pond-pine-hardwood and bottomland hardwoods account for the majority of the remaining growth.

Due to the extent of wetlands prevailing in the northern portion of the county, pond-pine-hardwood types are predominant there. Longleaf pine is present, but only in small stands generally bordering the bay areas and usually in association with blackjack oak and turkey oak.

The western portion of the county is extensively occupied by stands of loblolly pine-hardwood mixtures, and is generally giving way to bottomland hardwood types around streams and swamps.

The cover types of the county which are of most importance are loblolly pine-hardwood, longleaf pine-hardwood and bottomland hardwood. While hardwoods are found in most areas there is no dominant species and in general tend to be concentrated along streams and the flats bordering swamps.

### Wildlife

Small game, such as rabbits, squirrels, quail and dove are abundant throughout the county. Deer are plentiful in most areas. There also exists a high potential for warm water fishing. Already there are good populations of large mouth bass, bream, jack, robin, redbfin and shad.

All of these species are considered "game" and are sought after by residents and tourists. From a nature standpoint these species plus the presence of bear, turkey, otter, muskrat, geese and ducks make for a very attractive and natural environment. The critical balance, however, must be maintained. Not only does the wildlife make a pleasing environment,





but also supply a source of county economics.

### Air Quality

According to the North Carolina Plan for implementing National Air Quality Standards there are five major air pollutants which are generally classified for study. These pollutants are particulates, sulfur oxides, carbon oxides, nitrogen oxides and ozone.

This area has been generally classified as having a priority III rating, which indicates that no control strategy is necessary at this time. However, accurate measurements have not been made for individual areas and indications are that future projections and control strategy might need to be set up.

### Water Resource Appraisal

The County is underlain by a few tens of feet of upper sandy aquifer. This aquifer is underlain by the lower sandy aquifer, which thickens (300'-700') in a Southeasterly direction. This aquifer can probably yield from a few hundred to a thousand gallons per minute depending on thickness.

The water from the lower sandy aquifer ranges from hard to soft; the soft water tends to be very alkaline. In the SE corner of the County excessive concentrations of chloride and dissolved solids, even in relatively shallow wells, pose a problem which might become serious as development occurs.

Potable water for domestic and industrial usage is obtained from one of two sources: surface water from streams, lakes and rivers, or deep wells utilizing groundwater. Most county residents obtain their water from ground sources; even the municipal systems utilize wells.

A particularly valuable water resource is the Cape Fear River. Because of this abundance of surface water in conjunction with the





numerous streams and lakes throughout the county, future development of this water source for light industry and agriculture should be considered. Relatively easy development could be achieved through the use of water impoundment sites or direct-take facilities.

The evidence of an unbalanced approach to land use will show up in a water system before many other danger signals. Polluted surface waters, poor land drainage and septic tank failures are all prime contributors.

It is in this light that specific regard should be given to the county's natural water supply system before development. Rather than completely relying on the Groundwater Division of the Department of Natural Resources for supplying standards and enforcement procedures, the County should take steps to study this question and consider a future study of the problem a priority.

Although swamps are not always desirable they serve an extremely important function in connection with Bladen County's groundwater system. During heavy precipitation these swamps retain a certain amount of water which is not immediately absorbed, and during dry periods this swamp water is an important factor in recharging the groundwater system. These are things which nature has proven it can do much more efficiently and cheaper than man.

### Conservation

Several conservation areas have already been established in Bladen County. These areas are:

- . Flood Plains of the Cape Fear
- . Colly Creek and South River
- . Bladen Lakes State Forest
- . Area east of forest between N.C. 53 and 210, Big Bay and Tussock Bay
- . Large swamp and bay area on Whites Creek Township
- . Wetland area west of East Arcadia between N.C. 87 and 24.





Overall there are more than 10,000 acres of existing waters along with approximately 200 miles of river shoreline and 250 miles of undeveloped creek banks.

Natural areas are primarily rural locations and consist of numerous swamps, "Carolina Bays", marshlands and woodlands that are still considered to be in a natural state.

Water impoundment sites are very prevalent with 13 potential sites available for 200 acres.

Development of these areas should be severely controlled with little structural development. Their aesthetic and economic values to the county are priceless.





## HUMAN SETTLEMENT PATTERNS

### Historic Background

#### Bladen: "Mother of Counties"

Bladen County was first settled by the Highland Scots, in 1734 who came to the Cape Fear Valley seeking religious freedom. At one time, Bladen was one of the largest counties in N. C. The name "Mother of Counties" was given to Bladen County because of the 55 counties in North Carolina which were carved from its original holdings.

During the early years, Bladen was one of the State's most beautiful areas originally containing over 1,000 lakes. These lakes, theoretically created by meteor bombardment 100,000 years ago, have developed into recreational and tourist attractions. Today only eight of these lakes are present in the county.

The famous Battle of Elizabethtown in which the Whigs broke the Tory power was decisive in the southern campaign of the Revolutionary War. This battlefield, known as the "Tory Hole", still exists in the heart of Elizabethtown.

The early economy of the county depended heavily on naval stores: tar and turpentine in particular. With the decline of the naval stores, cotton became the leading economic influence. In the later part of the 19th century, cotton gave way to tobacco as the leading crop. Today it is still agriculture that occupies the leading spot in Bladen economy; but it has become more diversified with peanuts, soybeans and hog production becoming more significant.

Since 1950 however, population decline has paralleled a deteriorating economy reflected in part by unemployment, low economic production and an out-migration of the work force.





Steps have been taken recently to alleviate these problems. The attraction of light industry and a more diversified agriculture has been achieved to check the county's decline.

### Settlement Patterns

The patterns of settlement and development during the last 80 years had been heavily influenced by transportation routes.

During early periods of settlement, it was the Cape Fear River which had the greatest attraction. Such was the case of Tar Heel, which at one time was situated right on the banks of the river; but since the decline of the "naval stores" in the late 1800's, the settlement has resituated itself along Highway 87, about 1 mile west.

To some extent, the presence of a railroad through the Southern portion of the County aided in the development of Clarkton and Bladenboro.

The prominence of agriculture has also been significant in promoting settlement patterns. The number of large farm holdings, from the 18th century til recent decades, aided in keeping the majority of Bladen County rural. Only in recent years, with the growth of non-farm population, has there been any substantial changes in land utilization.

### Residential Patterns

The present land use pattern for residential development shows a major concentration of housing around and between Dublin, Elizabethtown, Clarkton and Bladenboro. Most of the County's population resides and works on the western side of the Cape Fear where the majority of the county's prime agricultural land is located.





Of increasing alarm is the growing numbers of trailer homes. While this kind of housing should not necessarily be discouraged, even with properly enforced safety codes, a continuing program of addition and/or renovations to the permanent housing stock should be an utmost consideration.

Many of the problems associated with the residential pattern are associated with the strip type development which has occurred along many of the primary and secondary roads in the County. The cost of extending water and sewer facilities would be enormous. This is a particular incidence which strongly supports encouragement of clustering of new developments.

The vast number of dilapidated and deteriorating homes is not only aesthetically poor, but also possess significant health problems and economic losses through depreciation of property values.

The formation of a County Housing Authority to develop and administer a housing program should be a significant concern. The first step in this endeavor has been taken with the formation of a County Housing Advisory Committee which will present recommendations and guidance in the area of housing.

#### Commercial Patterns

According to a 1974 COG Land Use Survey, and a more recent visual analysis, commercial development in Bladen County is almost equally divided between urban-community areas and the rural balance of the county.

Elizabethtown has the most active commercial base, mainly due to it being the County seat thus the location of numerous government and judicial agencies. Bladenboro's central business district (CBD) is very constrictive due to narrow streets and inadequate open space (parking). It does, however, do a significant volume of business.





There is a large amount of commercial activity along the roads leading into both of these towns. This sort of strip development is not only costly in land use, but also takes away from the value of their respective CBD's. Renewal strategies for both towns would be very beneficial.

Other areas containing significant amounts of commercial activity are Clarkton, Dublin and Tar Heel. While Clarkton has a fairly diversified set of business functions, Dublin and Tar Heel have mainly "convenience" businesses. White Lake differs from the above in as much as business is generally seasonable due to its resort profile.

#### Industrial Patterns

The majority of Bladen County's Industry occurs in the urban-commercial areas. Primary activities associated with the industries are textiles, garments, agricultural processing and the fabrication of finished goods. The bulk of rural industry tends to be resource processing.

While the potential for water using industries is promising, significant handicaps exist due to the water and rail transportation networks being malarranged. The railroad lines are in the southern section of the county while the Cape Fear is to the center. While the County has two airport facilities which are considered inadequate, actions are underway to construct a more central facility which will support small jet aircraft.

A complete list of industries located in Bladen County can be found in Table XIV on page 46 .





## Social & Cultural Facilities

The first settlers in Bladen County arrived in the Cape Fear Valley seeking an end to religious persecution. Because of this, their social life was centered around their religions, thus the churches they organized and built became the meeting places of the community.

Education has always been a strong concern of these people and many obstacles were overcome in order to assure even a partial education to all.

Even though the county has diversified somewhat, the people's nature is still characterized by their rural beginnings. Social and cultural experiences have expanded over the years but the lack of access to larger metropolitan centers has hampered true development along these lines.

## Transportation Facilities

### Highway

Bladen County is fortunate to have a relatively adequate network of primary and secondary highways. The county is almost quartered by NC 242 and U.S. 701 runs north-south and N.C. 41 and N.C. 87 which runs east-west. U.S. Highway 701 is a major route from Maine to Florida and runs directly through the county intersecting N.C. 87 at Elizabethtown. Other highways that radiate through the county are N.C. 20, 53, 131, 210, 211 and 410.

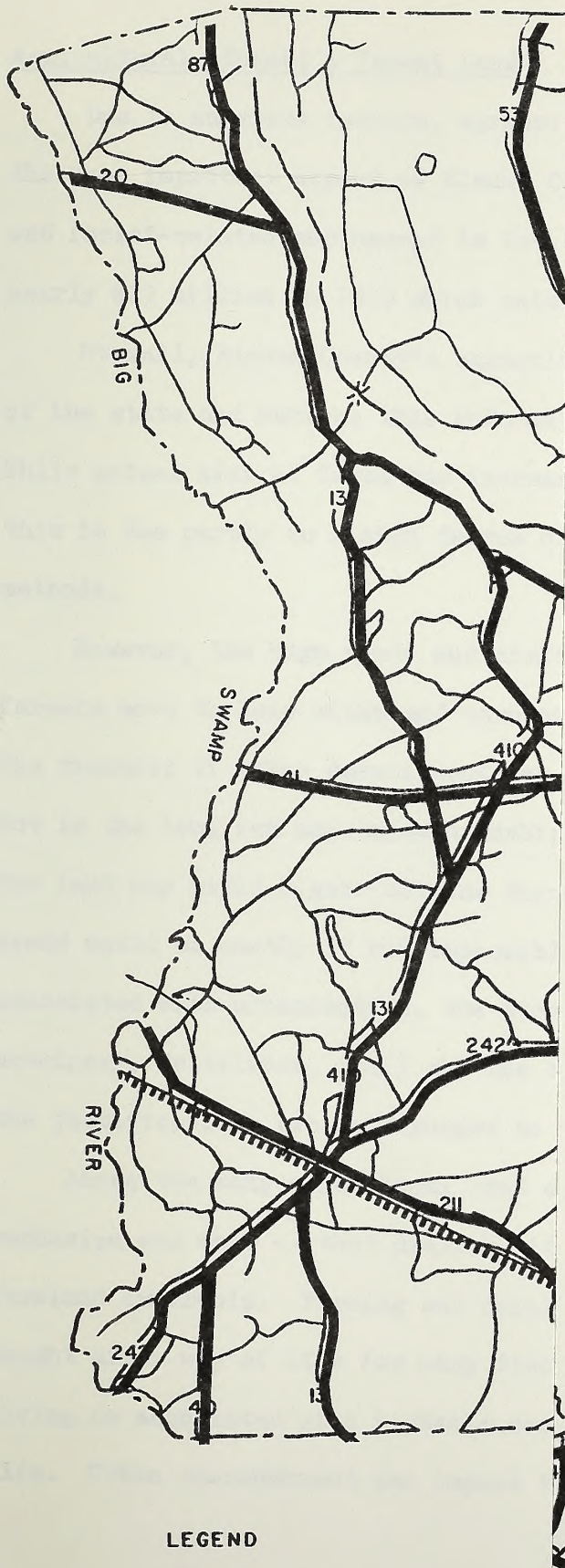
The total\* highway mileage in the county is 866.66 miles. The total of primary roads in the county is 273.74 miles of which 260.51 miles are rural roads and 13.17 miles municipal roads. The total of secondary roads is 592.92 miles of which 583.30 miles are rural and 9.62 miles municipal.

\*Totals are 1973 figures NCDOT.





# TRANSPORTATION SYSTEM



ND

Major Highways

Railroad Line

Airport

## LEGEND

- 701— US Highway
- 242— State Highway
- Cape Fear River
- Seaboard Railroad

## Bladen County

SCALE






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N

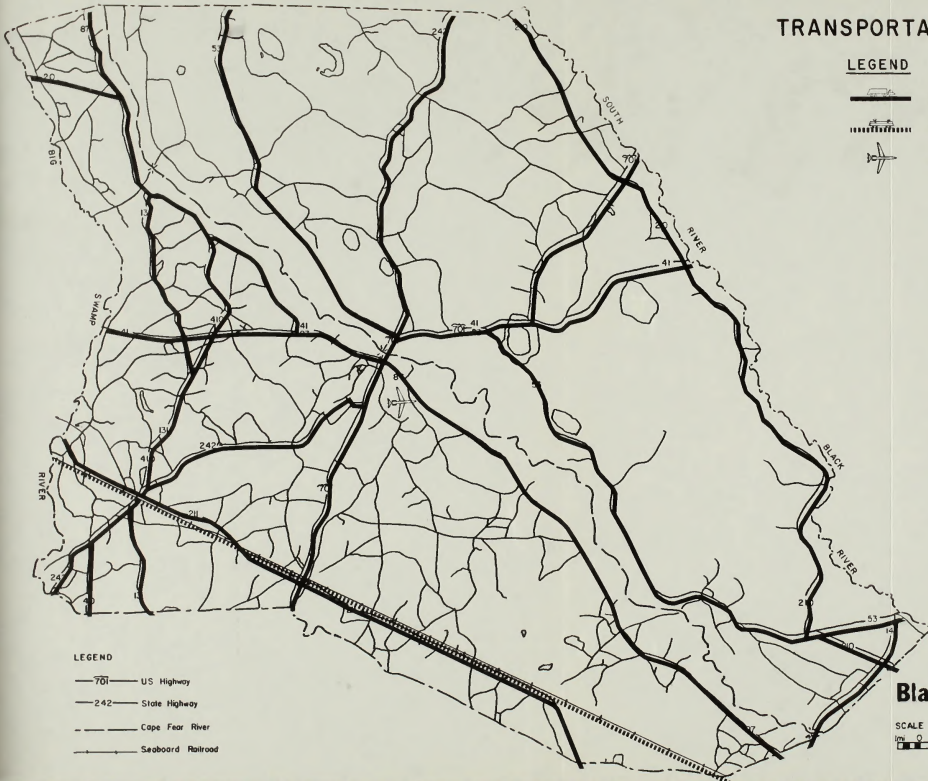








# TRANSPORTATION SYSTEM

## LEGEND

-  Major Highways
-  Railroad Line
-  Airport

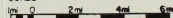


## LEGEND

-  US Highway
-  State Highway
-  Cape Fear River
-  Seaboard Railroad

**Bladen County**

SCALE



**1**  
N





## Agricultural, Forest & Vacant Land

Due to numerous factors, agriculture, forest and vacant land are perhaps the most important aspect of Bladen County. Although the total agricultural and forest-related employment is low, the income generated amounted to nearly \$19 million in 1970 which puts it in the center of economic activity.

Overall, Bladen County's agricultural trends have paralleled those of the state and nation; this information is portrayed in Tables II & III. While actual size of farms has increased the number of farms has decreased; this is due partly to a high degree of mechanization and improved production methods.

However, the high costs and risks involved in farming has seen many farmers move to less risky and more profitable occupations or situations. The transfer of urban development may prove profitable in the short run, but in the long run may cause hardships to the entire county. Although the land may yield higher returns through this development, reversing the trend would be costly if not impossible. Add to this the higher tax rates associated with urbanization, the erosion of service inputs (firms dealing in machinery, fertilizer, etc.) and the erosion of air and water quality, the justifications become stronger to preserve the farmland.

Among the many other local land use issues, it is important to emphasize one more -- that dealing with the family farm and patterns of farmland ownership. Farming and rural living are considered desirable and sought after way of life for many Bladen County residents. Low density living is associated with a stable social structure and a desired quality of life. Urban encroachment can impact these areas both culturally and politically.





To a degree, forestry can be considered in the same context with agriculture. Bladen County is fortunate to have an abundance of woodlands which are not only economically important but are environmentally, socially and scenically desired.

In 1970, over 3/4 of a million dollars of income was generated by forestry products, not including the benefits associated with tourism.

Although State and Federal land holdings are sizeable, private efforts should be made to secure more prime forest land for its highest economical return which will also aid in wildlife and watershed conservation.

These issues will undoubtedly create an emotional situation, yet the citizenry of the county must recognize the best and highest priority usage for all their lands. Good agricultural and forest land must be spared the effects of urban sprawl yet arrangements must be made for continued economic growth in order to move progressively forward.

To a degree, however, can be considered in the same context with

agriculture. Modern forestry is intended to have an objective of

woodlands which are not only economically important but also aesthetically

ally, socially and aesthetically valued.

In 1970, over 100 million hectares of forest are reported

by forestry programs, but including the benefits associated with

forestry.

Although State and Federal land holdings are extensive, private

efforts should be made to reduce some private forest land for the

highest economic returns which will also aid in wildlife and watershed

conservation.

These issues will undoubtedly create an emotional reaction, but

the objectives of the program must recognize the past and present

priority usage for all forest lands. Good agricultural and forestry

land must be spared the effects of urban sprawl for all purposes, and

be made for continued economic growth in order to solve environmental

problems.



TABLE II

LAND UTILIZATION AND CROP ACREAGES: 1952, 1968, 1974 And 1977

Year	Total land in tracts of 10 or more acres	Land in farms	Non-farm land	Harvested Cropland	Idle Cropland	Pasture improved and unimproved	All other land in Farms: Homesited woods waste, etc.
	<sup>1</sup>						
1952	319,559	NA	NA	76,996	9,173	3,574	225,129
	<sup>2</sup>						
1968	283,305	NA	NA	56,116	28,023	10,193	188,973
1974	502,800	287,076	215,724	66,969	12,666	9,996	197,445
1977	493,637	292,156	201,481	71,639	8,967	7,621	203,929

<sup>1</sup>  
Tracts three acres and over

<sup>2</sup>  
Tracts five acres and over

SOURCES: U.S. Department of Agriculture  
Bladen County Agricultural Extension Service





TABLE III

RURAL OWNERSHIP AND LAND USE

Size of Farms	Acres	
County Total	246,423	
In 180-219 acre class	15,430	6.3
In 220-259 acre class	9,317	3.8
In 260-499 acre class	34,180	13.9
In 500-1,000 acre class	38,344	15.6
In over 1,000 acre class	33,481	13.6
Total: 180 Acres And Over	130,752	53.0
In 100-139 acre class	26,371	10.7
In 140-179 acre class	17,048	6.9
Total: 100-259 Acres	68,166	27.7
Type of Farms	Number	
Dairy	26	
Livestock	75	
General	87	
Total	188	
Other Lands	Acres	
Public Lands -- open to hunting	28,631	11.6
Corporate Lands -- open to hunting	NA	
Public, Corporate And Farms over 180 acres	159,383	64.6

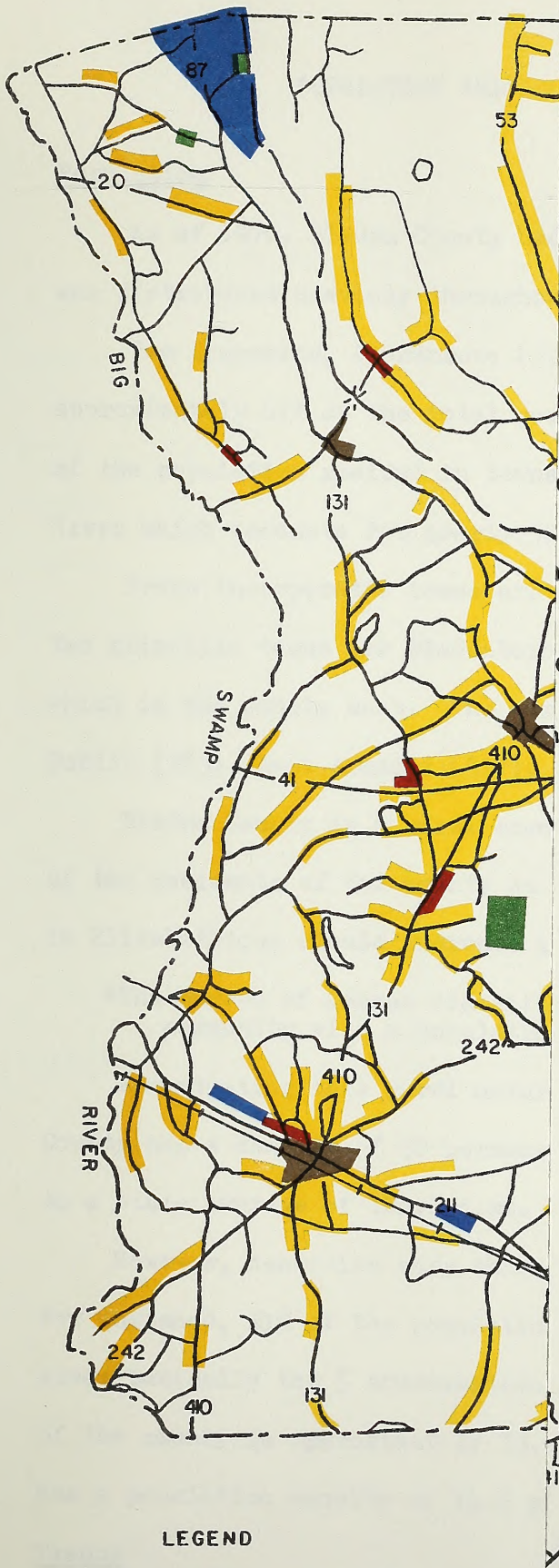
SOURCE: 1970 Census of Agriculture

Bladen County





# LAND USE - 1970



ential

ercial

rial

al, Recreational, Quasi-Public

Lakes State Forest

orated Towns

ty Sketch Development Plan  
Analysis

## LEGEND

- 701 — US Highway
- 242 — State Highway
- Cape Fear River
- Seaboard Railroad

## Bladen County

SCALE

1mi 0 2mi 4mi 6mi

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# EXISTING LAND USE - 1970

## LEGEND

- Residential
- Commercial
- Industrial
- Cultural, Recreational, Quasi-Public
- Bladen Lakes State Forest
- Incorporated Towns

Source: Bladen County Sketch Development Plan  
and Visual Analysis

## LEGEND

- 701 US Highway
- 242 State Highway
- Cape Fear River
- Seaboard Railroad

**Bladen County**

SCALE  
0 2 mi 4 mi 6 mi

1  
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## POPULATION AND ECONOMIC CHARACTERISTICS

### Population

As of 1970, Bladen County had a total population of 26,477 which was distributed unevenly throughout the area.

Two townships, Bladenboro (5,239) and Elizabethtown (5,613), contained approximately 41% of the total population. In comparison, only 20.5% of the population resided in townships north and east of the Cape Fear River which accounts for nearly 50% of the total geographic area.

Seven incorporated towns are located within Bladen County. The two principle towns are Bladenboro (2,060) and Elizabethtown (1,500) which is the county seat. The remaining five towns are Clarkton (662), Dublin (283), East Arcadia (521), White Lake (232) and Tar Heel (87).

Bladen County is a rural county; the 1970 Census classified 100% of the residents of the county as rural. However, planned annexations in Elizabethtown should increase its population to approximately 4,000.

\*The Bureau of Census classifies urban as a town or community with a population over 2,500.

Accentuating this rural nature is the population density. Bladen County has a density of 30 persons per square mile (ppsm) as compared to a state average of 104.1 ppsm.

However, densities vary throughout the county in an uneven manner. For instance, 61% of the population is located in 25% of the geographic area; basically the 5 southwestern townships. The density of this portion of the county is approximately 73.5 ppsm. The remaining 3/4 of the county has a population density of 14.9 ppsm.

### Trends

Bladen County experienced a population decline throughout the past two decades. During the 1950-1960 period the decrease was 2.8% while





TABLE IV

## DISTRIBUTION OF POPULATION 1960-1970

Year	Total	1/		2/		Rural Non-Farm	
		Urban Amount	%	Farm Amount	%	Amount	%
1960	28,881	1,625	5.6	12,101	41.9	15,155	52.5
1970	26,477	1,418	5.4	5,375	20.3	19,684	74.3

1/ Urban defined as incorporated area with a population of 1,000 or more

2/ Farm population accounts for persons living in rural areas on places of 10 acres or more with farm production sales of \$50.00 or more or on less than 10 acres with sales of \$250.00 or more.

SOURCE: U.S. Census 1960, 1970





TABLE V

POPULATION AND DENSITY, 1970

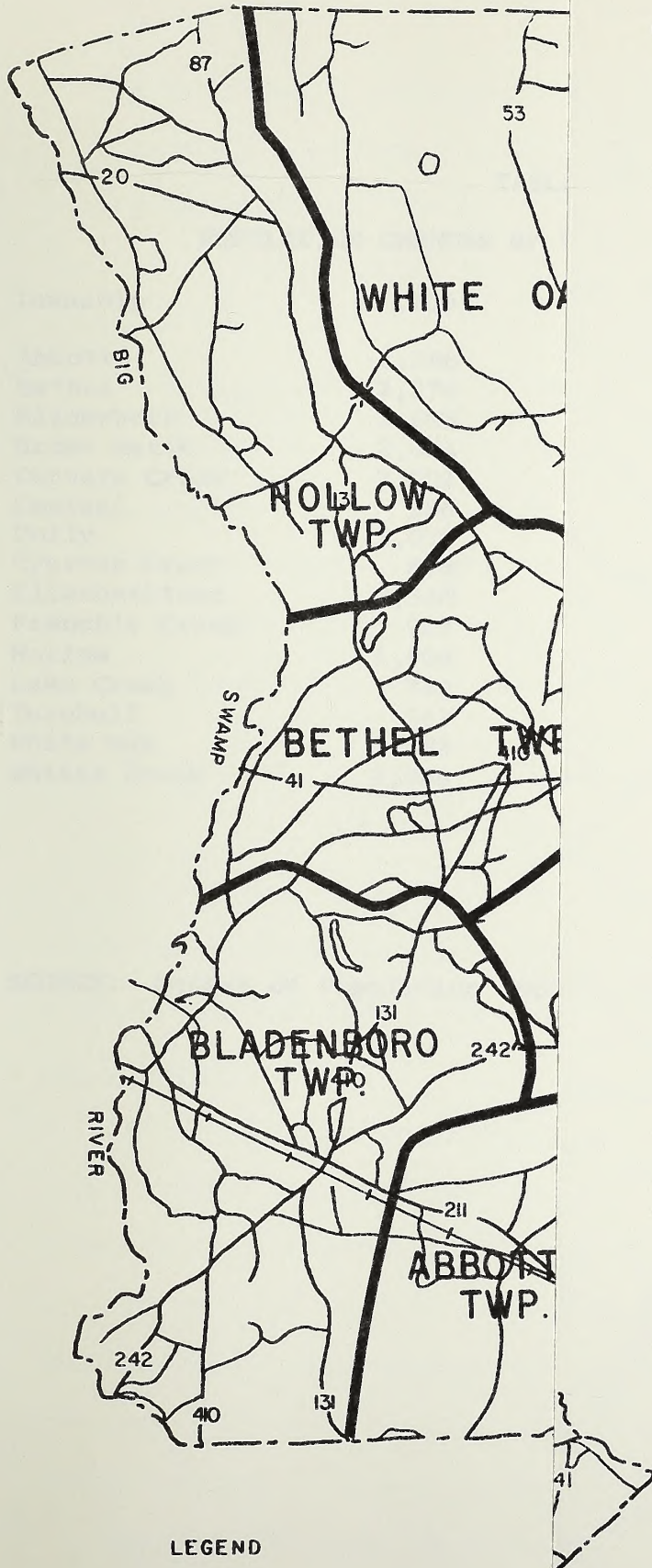
County	Population	Area (Square Miles)	Density (Persons per Square Mile)
Bladen	26,477	883	30.0
Hoke	16,436	389	42.3
Robeson	84,842	949	89.4
Scotland	26,929	319	84.4
Lumber River Region (Region N)	154,684	2,540	60.9
North Carolina	5,082,059	48,819	104.1

SOURCE: U.S. Bureau of Census, 1970





# TOWNSHIPS



## LEGEND

- 701— US Highway
- 242— State Highway
- Cape Fear River
- Seaboard Railroad

## Bladen County

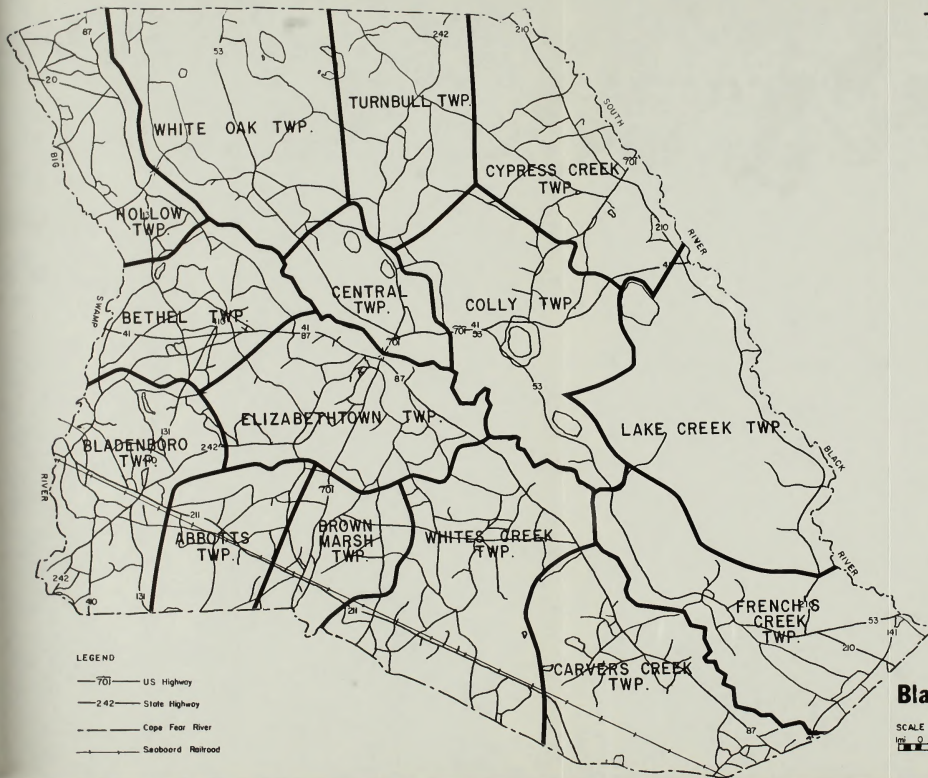


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# TOWNSHIPS



**Bladen County**

SCALE  
1mi 0 2mi 4mi 6mi

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TABLE VI

## POPULATION CHANGES BY TOWNSHIP - 1960-1970

Township	1960	1970	% Change
Abbotts	1,286	1,066	- 17.1
Bethel	2,374	2,337	- 1.6
Bladenboro	5,603	5,239	- 6.5
Brown Marsh	2,004	1,907	- 4.8
Carvers Creek	2,002	1,780	- 19.9
Central	586	697	+ 18.9
Colly	1,070	991	- 7.4
Cypress Creek	878	665	- 24.3
Elizabethtown	5,540	5,613	+ 1.3
French's Creek	927	925	- 0.2
Hollow	1,904	1,454	- 23.6
Lake Creek	722	651	- 9.8
Turnbull	563	416	- 26.1
White Oak	1,176	1,083	- 7.9
Whites Creek	2,046	1,653	- 19.2

SOURCE: Census of Population 1960, 1970





the 1960-1970 period registered a decrease of 8.3%.

With two exceptions, all townships in Bladen County have experienced population decreases. The two exceptions were the Elizabethtown township and Central township which experienced increases of 8.3% and 25.4% respectively.

\*Despite township increases the Town of Elizabethtown actually experienced a population decrease of 12.7% (207 people) during the 1960-1970 period.

### Out-Migration

Bladen County experienced a definite out-migration of its population during the 1950-1970 period. An estimated 12,617 people or 47.6% of the 1970 population migrated out of the county.

#### Net Out-Migration Rate

1950-1960	-	25.0%
1960-1970	-	18.0%

However, net migration figures based on population estimates by the Office of State Planning indicate that Bladen County experienced a net in-migration during the 1970-1974 period of 3.1% or 800 persons.

### Age Structure

The age structure of Bladen County is typical of a county suffering from extensive out-migration. The largest age group is 19 years and below, which constitutes 41.8% (11,063 persons) of the entire population.

The age group of 20-24 years is 1,103 persons smaller than the 15-19 age group. This suggests that many of those individuals who have completed their basic education requirements have migrated out of the county in search of jobs or higher education.

The 15-29 age group has reflected a continuing decline giving evidence that many of those who leave the county fail to return.

Two conclusions may be drawn here. (1) Should the numbers of young people continue to decline, there may be a reduction in demands for





TABLE VII  
MIGRATION TRENDS

Population Characteristics

For 1950 - 1960

Population County 1950 . . . . .	29,703
Natural Increase 1950-1960 . . . . .	6,596
Expected Population 1960 . . . . .	36,299
Actual Population 1960 . . . . .	28,881
Net Migration 1950-1960 . . . . .	-7,418
Net Migration Rate 1950-1960 . . . . .	-25%

For 1960 - 1970

Population County 1960 . . . . .	28,881
Natural Increase 1960-1970 . . . . .	2,795
Expected Population 1970 . . . . .	31,676
Actual Population 1970 . . . . .	26,477
Net Migration 1960-1970 . . . . .	5,199
Net Migration Rate 1960-1970 . . . . .	-18%

For 1970 - 1974

Net Migration 1970-1974 . . . . .	800
Net Migration Rate 1970-1974 . . . . .	+ 3.1%

SOURCE: U.S. Census of Population, 1950, 1960, 1970 - N.C.  
State Board of Health, Vital Statistics, Office of State Planning





TABLE VIII

## BLADEN COUNTY AGE STRUCTURE BY SEX - 1970

Age Group	Male	Female	Total	% of Total
0-4	1,149	1,175	2,324	
5-9	1,314	1,286	2,600	
10-14	1,574	1,558	3,132	
15-19	1,529	1,478	3,007	41.8
20-24	946	958	1,904	
25-29	805	736	1,541	
30-34	635	651	1,284	
35-39	634	697	1,331	22.9
40-44	694	777	1,471	
45-49	697	822	1,519	
50-54	706	802	1,508	
55-59	694	680	1,374	22.2
60-64	561	569	1,130	
65-69	378	483	861	
70-74	310	349	659	
75-79	169	245	414	
80 And Over	164	254	418	13.1
All Ages	12,957	13,520	26,477	

SOURCE: Census of Population, 1970





school space and goods and services supplied to this group. However, this also means a reduction in the number of future workers available.

(2) Increases in the number of middle-aged and senior citizens will herald a future demand for increased availability of specialized services; health care, recreation and housing services.

A continued decrease in the number of farms and agricultural jobs combined with an inadequate supply of industrial jobs might account for the pursuing out-migration trend.

#### Racial Composition

Bladen County has a bi-racial composition. In 1970 Bladen's racial composition consisted of 60.5% White, 39% Black and only .5% other (predominately Indian).

With the exception of Carvers Creek and Whites Creek, which are over 65% Black, the 39% figures is fairly consistent throughout the county.

Of slight importance is the appearance of a 3% drop in the County's Black population since 1960. This is probably attributed to out-migration.

#### Projections

Although the overall county population dropped over the last twenty years, population is trending upward and growth areas can be identified.

Population projections by township through 1990 indicate that 6 of the 15 townships should experience some growth. These 6 were Bethel, Bladenboro, Brown Marsh, Central, Elizabethtown and Frenches Creek.

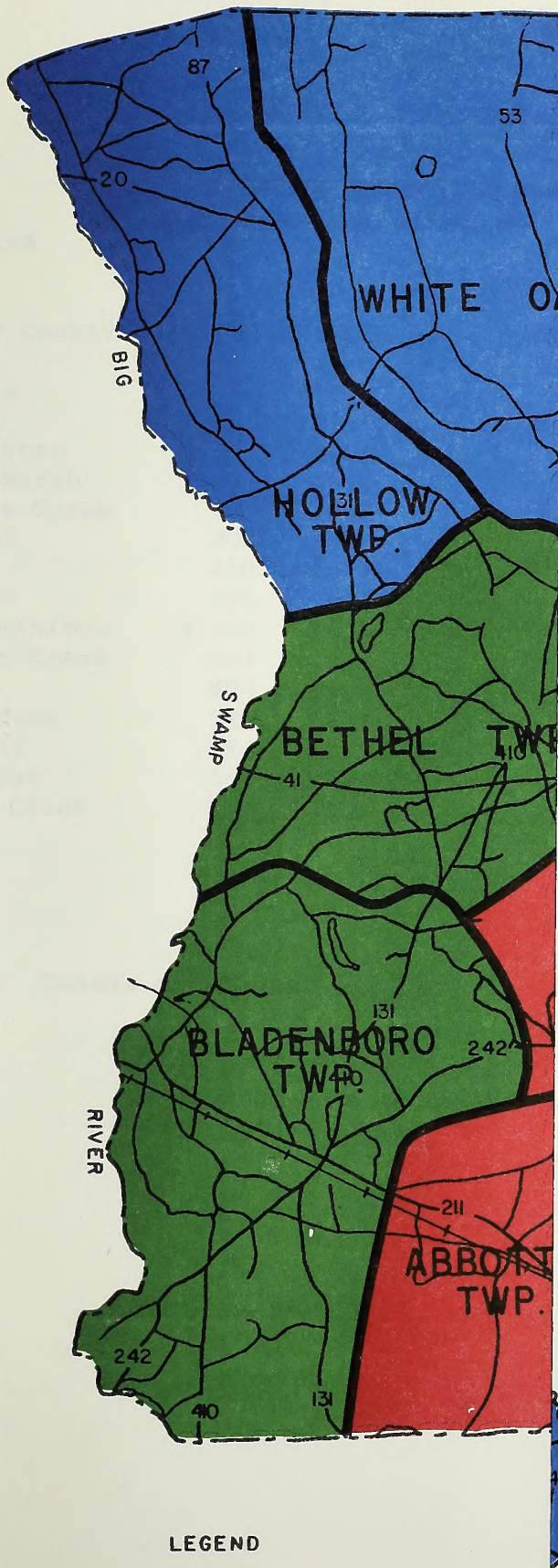
However, growth in these areas can probably be attributed to the presence of good soils, well-drained land or the presence of a regionally accessible road network as opposed to economic considerations.

Possible development could occur in Hollow township because of the location of a Dupont plant which is scheduled for expansion.





# RITY POPULATION OWNSHIP



s than 25 %  
 - 44 %  
 - 64 %  
 ater than 65 %  
 of Population, 1970

## LEGEND

- 701 — US Highway
- 242 — State Highway
- — Cape Fear River
- + — Seaboard Railroad

## Bladen County

SCALE

1mi 0 2mi 4mi 6mi

1  
N

school plans and funds and various matters in this regard. However, this also means a reduction in the scope of future research and development. (2) In view of the fact that the school is not yet established, it is difficult to have a future research plan and to carry out research at present.

Health care, reproductive and family planning, a continued campaign in the matter of family and population, and combined with an immediate request to the school for the following information:

### Health Care

Health care is a social responsibility. In the school's health care, the school should be responsible for the health of the students. (approximately 1000)

With the development of health care and family planning, the school should be responsible for the health of the students. The school should be responsible for the health of the students. (approximately 1000)

Of course, the school is the responsibility of the school. Black people are also responsible for the health of the students. (approximately 1000)

### Family Planning

Although the school is responsible for the health of the students, the school is also responsible for the health of the students. The school should be responsible for the health of the students. (approximately 1000)

Of the 12 health care and family planning, the school should be responsible for the health of the students. The school should be responsible for the health of the students. (approximately 1000)

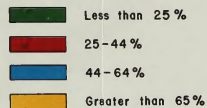
However, the school is responsible for the health of the students. The school should be responsible for the health of the students. (approximately 1000)

Possible development of the school is the school's responsibility. The school should be responsible for the health of the students. (approximately 1000)

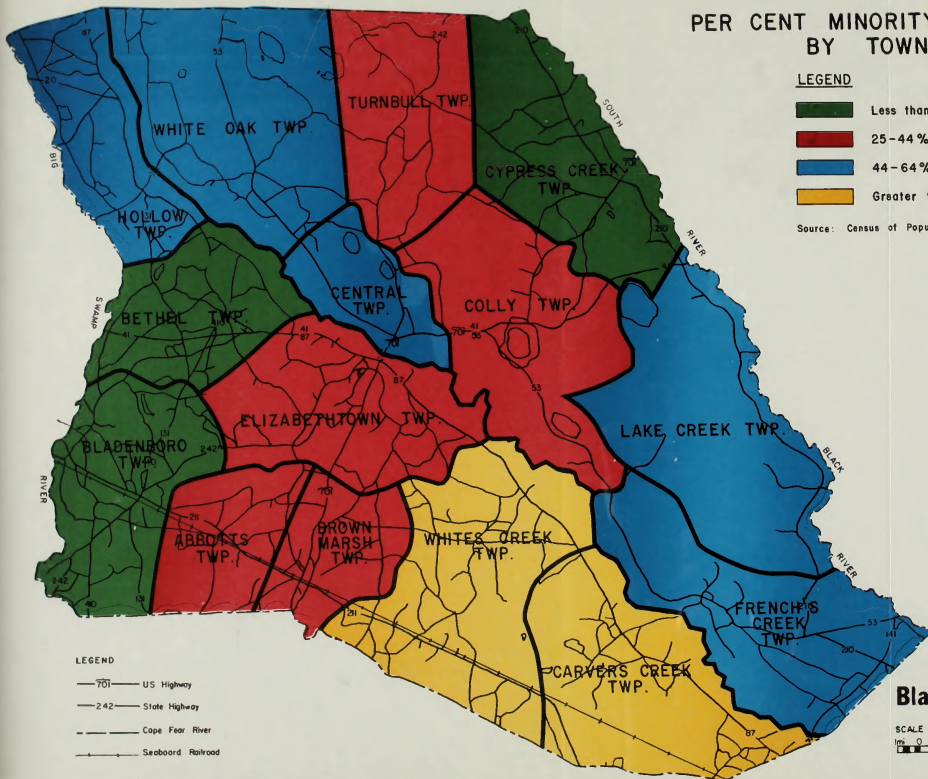


# PER CENT MINORITY POPULATION BY TOWNSHIP

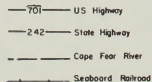
## LEGEND



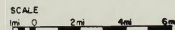
Source: Census of Population, 1970



## LEGEND



Bladen County



1  
N





TABLE IX

## RACIAL COMPOSITION - By Township, 1970

Area	White	%	Black	%	Other	%
Bladen County	16,027	60.5	10,316	39.0	134	.5
Abbotts	784	73.5	282	26.5	—	
Bethel	1,860	79.6	477	20.4	—	
Bladenboro	4,218	80.6	1,018	19.3	3	.1
Brown Marsh	1,219	63.9	684	35.9	4	.2
Carvers Creek	348	19.6	1,384	77.6	48	2.8
Central	375	53.8	321	46.1	1	.1
Colly	651	65.7	330	33.3	10	1.0
Cypress	526	79.1	139	20.9	—	
Elizabethtown	3,199	57.0	2,404	42.8	10	.2
Frenchs Creek	461	49.8	463	50.1	1	.1
Hollow	689	47.4	754	51.9	11	.7
Lake Creek	340	52.2	311	47.8	—	
Turnbull	264	63.5	150	36.1	2	.4
White Oak	569	52.5	514	47.5	—	
Whites Creek	524	31.7	1,085	65.6	44	2.7

SOURCE: Census of Population, 1970





TABLE X

## POPULATION PROJECTIONS 1970-2000

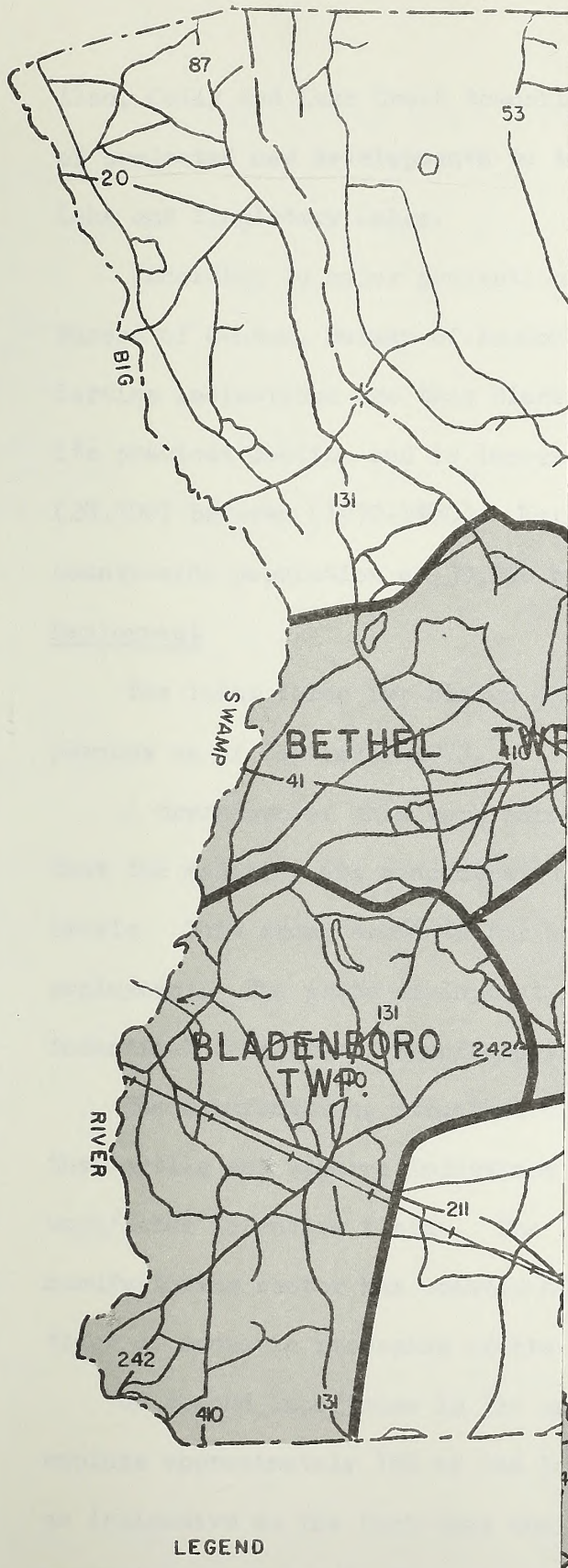
Source	1970	1980	1990	2000
U.S. Census	26,477	—	—	—
State Planning Division	—	30,200	34,400	39,200
Bureau of Economic Analysis	—	28,500	28,900	29,500
Straight Line	—	24,279	22,264	20,416
Average:	—	27,660	28,521	29,709

SOURCE: Census of Population 1970  
N.C. State Planning Division  
U.S. Department of Agriculture





WITH GREATEST  
POTENTIAL



LEGEND

- 701 — US Highway
- 242 — State Highway
- Cape Fear River
- Seaboard Railroad

**Bladen County**

SCALE

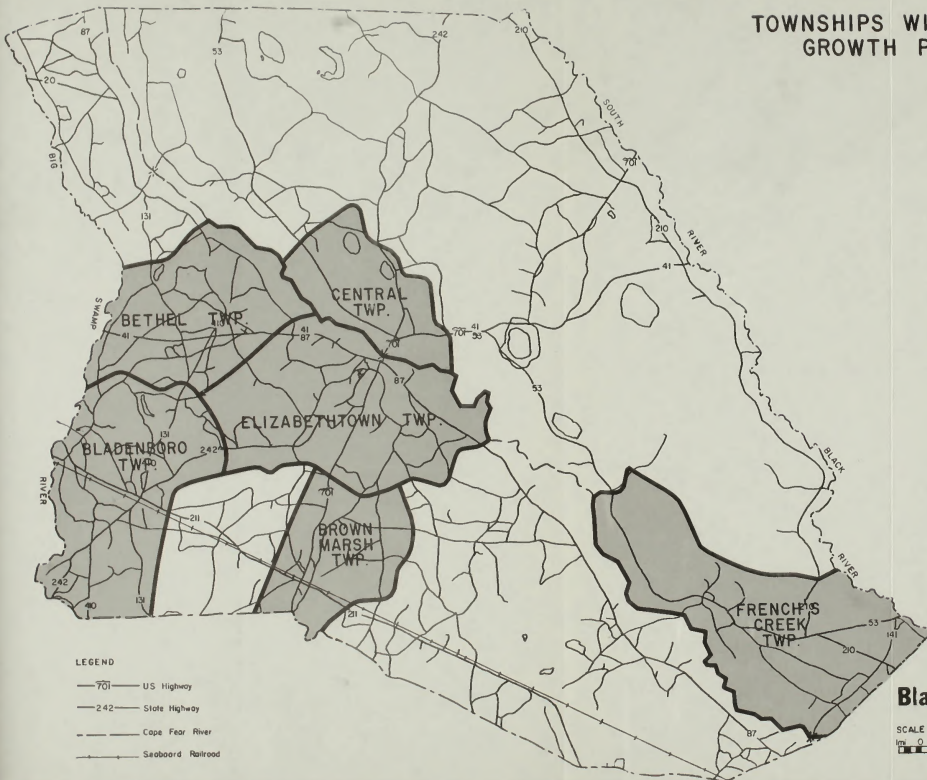


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# TOWNSHIPS WITH GREATEST GROWTH POTENTIAL







Also, Colly and Lake Creek townships may experience mild growth because of projected new developments to take place around White Lake, Bay Tree Lake and Singletary Lakes.

According to major projections by the Office of State Planning, Bureau of Census, Bureau of Economic Analysis and Economic Research Service indications are that Bladen County's population has reversed its previous decline and is increasing at a gradual rate of about 7% (28,500) between (1970-1980). Using 1974 estimates OSP projects a county-wide population of 30,200 by 1980 and 34,400 by 1990.

#### Employment

The labor force for Bladen County numbered approximately 12,090 persons as of September 1977.

A breakdown of this work force into categorical activities shows that the majority are concentrated in the non-agricultural (secondary) levels. This group accounts for approximately 71% of the total county employment. The prime employment groups in the secondary levels are the industrial categories (manufacturing and non-manufacturing).

The manufacturing structure of Bladen County is primarily tied to the textile and apparel industries which on the average tend to be lower wage/labor intensive fields. The lack of diversification in the manufacturing sector has created a specialized labor force, which in times of economic recession creates significant hardships.

Of second importance is the agricultural (primary) levels which employs approximately 10% of the labor force. This figure is not as indicative as the fact that there has been a steady decline in the percentage employed in the primary sector. Since 1963 this trend has produced a loss of over 400 jobs and is due in part to mechanization, higher farm labor costs, land consolidation and job competition. Also

Also, daily and late Green Mountain and especially after breakfast  
of professional and development in farm place around White Lake, New York  
Lake and surrounding areas.

According to water resources in the Office of State Planning  
Bureau of Census, Bureau of Economic Analysis and Economic Research  
Service instructions are that when County's water data are being  
its previous baseline and is increasing at a greater rate of about 10  
(25,000) between (1950-1960). Large 1971 estimate of 100,000  
comprehensive population of 10,000 to 15,000 and 1,000 in 1971.

### Employment

The labor force for White County numbered approximately 15,000  
between 1960 and 1971.

A review of the work force for agricultural and related  
that the majority are concentrated in the non-agricultural (manufacturing)  
sector. This group accounts for approximately 10% of the total county  
employment. The other 90% are in the agricultural sector and in  
related activities (manufacturing and non-manufacturing).

The manufacturing structure of White County is primarily in the  
textile and apparel industries which are the primary sector in the county.  
The lack of diversification in the  
manufacturing sector has created a specialized labor force, which is  
difficult to attract outside the county.

Of course, important to the agricultural (primary) sector is the  
sector accounts for 10% of the labor force. This figure is not  
as indicative as the fact that there has been a steady decline in the  
percentage employed in the primary sector. Since 1960, this trend has  
produced a loss of over 100 jobs and is due in part to technological  
changes from labor costs, land consolidation and the competition from



TABLE XI

## AVERAGE LABOR FORCE ESTIMATES FOR BLADEN COUNTY

Characteristic	1964	1966	1968	1970	August 1977	% Change 1964-1977
Civilian Labor Force by place of residence	7,510	8,160	8,280	8,710	12,950	+58.0
Unemployment:						
Total	720	500	500	570	1,140	
Rate	9.6%	6.1%	6.0%	6.5%	8.8%	-.8
Employment Total:						
Agriculture	2,220	2,460	2,100	1,950	2,180	-1.0
Non-Agriculture (Wage And Salary)	3,830	4,290	4,770	5,250	8,520	+45.0
All Other Non-Agriculture	NA	NA	NA	NA	1,110	
2/						
Industrial Employment						
Manufacturing	1,470	1,770	2,000	2,390	2,620	+56.1
% Textile/Apparel	53.1	53.1	57.5	50.2	52.3	-.8
% Lumber & Wood	40.8	30.8	22.8	18.8	22.1	-18.7
% Other	6.1	16.1	19.7	31.0	25.6	+19.5
Non-Manufacturing	2,360	2,520	2,770	2,860	3,660	+64.5
% Trade	37.3	36.1	33.6	33.6	27.3	+10.0
% Government	34.8	37.7	41.5	41.6	37.4	+2.6
% Service	12.3	10.3	10.1	11.5	19.1	+6.8
% Other	15.6	15.9	14.8	13.3	16.2	+.6

1/

Summer figures not conclusive due to high seasonal employment

2/

By place of work, not additive to non-agriculture employment

SOURCE: Employment Security Commission of North Carolina  
Bureau of Employment Security Research





of consideration is the seasonal nature of many agricultural jobs which tends to cause wide fluctuations in employment figures.

The tertiary (other) level accounts for approximately 9% of the labor force. Associated with this level are groups such as the self-employed, domestic and family worker contingents.

Of great significance is the county unemployment figure of 7.8%\* compared to the national average of 6.7%\* and the state average of 4.5%\*. \*Figures for September, 1977.

#### Commuting Patterns

Bladen County suffers a substantial loss in potential work force numbers due to out-commuting patterns. Numerous factors account for this problem, the principle one being the lack of high paying positions within the county.

In 1970, 2,370 individuals commuted out of the county to work whereas only 664 commuted in, a net loss of 1,706. This figure was more than double the 1960 trend. Five neighboring counties (Columbus, Cumberland, Duplin, New Hanover and Robeson) accounted for 96% of the out-commuting total. The presence of large industrys in these counties prompted much of the loss.

#### Poverty

Closely related to the earning power and employment opportunities in an area is poverty. Unfortunately too many families in Bladen County are well below the Federal designated poverty level. In 1969 only 9.7% of the families in the United States lived below the poverty level while 16.3% of North Carolina families were impoverished. Compared to these figures a staggering 30.5% of Bladen County families and 58.5% of Black families were impoverished. Recent figures suggest some relief in this area and significant attention should be given to this category in the future.





TABLE XII  
PER CAPITA INCOME

Year	Bladen County	State
1958	\$ 909	\$1,420
1962	\$1,072	\$1,732
1966	\$1,364	\$2,277
1970	\$2,186	\$3,208

SOURCE: U.S. Bureau of Census, 1970





TABLE XIII

2

## MEDIAN FAMILY INCOME DISTRIBUTION - 1970

Amount	% In Bracket	
less than \$1,000	7.7	
\$ 1,000 - 1,999	9.3	
\$ 2,000 - 2,999	9.3	Approximately
\$ 3,000 - 3,999	11.2	53.2% At or
\$ 4,000 - 4,999	8.8	below median
\$ 5,000 - 5,999	6.9	income of \$5,547.
\$ 6,000 - 6,999	8.3	
\$ 7,000 - 7,999	8.0	Projected:
\$ 8,000 - 8,999	6.7	1976-\$7,600
\$ 9,000 - 9,999	5.1	1980-\$8,449
\$10,000 -11,999	8.3	1985-\$9,933
\$12,000 -14,999	5.5	
\$15,000 And up	4.9	

1

Recorded households

SOURCE: U.S. Bureau of Census, 1970

# TABLE VIII

RESEARCH LABORATORY, BUREAU OF MINERAL INVESTIGATION, U.S. GEOLOGICAL SURVEY

Amount	Weight	Value
Less than \$1.00	2.7	1.00
\$1.00 - 1.99	2.7	1.00
\$2.00 - 2.99	2.7	1.00
\$3.00 - 3.99	11.3	1.00
\$4.00 - 4.99	4.0	1.00
\$5.00 - 5.99	4.0	1.00
\$6.00 - 6.99	4.0	1.00
\$7.00 - 7.99	4.0	1.00
\$8.00 - 8.99	4.0	1.00
\$9.00 - 9.99	4.0	1.00
\$10.00 - 11.99	4.0	1.00
\$12.00 - 14.99	4.0	1.00
\$15.00 and up	4.0	1.00

Recorded by hand

Source: U.S. Bureau of Mineral Investigation, 1910



## Income

Due to numerous factors, income levels in Bladen County are generally low. In 1969-70 the County's median family income was \$5,547. This was compared to State median of \$7,774 and a National median of \$9,433. By 1976 the County's median income had risen to \$7,500, but still remains well behind State and National averages.

## Taxes

Bladen County's tax structure is centered around the property tax levy. County rates (1973-74) were \$1.60 per \$100 valued of 50% evaluation. The 1977-78 property tax levy was \$.77 per \$100 valued at 100% evaluation. Municiple taxes are assessed in the same way with relatively the same evaluation.

## Economic Summary

Bladen County's economic history has been primarily associated with field agriculture and forestry, but there has been a recent shift toward industrial development.

While agricultural jobs have suffered from a decreasing trend, the manufacturing employment figures have increased markedly; up 41% between 1963 and 1973.

Although unemployment has been high, there has been some alleviation of the problem by a trend of increasing jobs and a decreasing population.

Agricultural production, with over \$18 million total farm income in 1970, continues to produce the single greatest income of any broad employment group. This was accomplished despite the fact of fewer laborers and less land under cultivation than in the preceeding decade.

While the west side of Bladen County (west of the Cape Fear River) produces the major income for the county in the areas of agriculture and





industry, the eastern side produces a sizeable income in the areas of forestry and tourism.

Forestry products, such as pulpwood and fence posts, produced about \$850,000 in income in 1970. Approximately one third of this total was produced in the Bladen Lakes State Forest which comprises 32,237 acres in northeast Bladen County.

#### Retail and Wholesale Trade

Bladen County has a total of 228 retail establishments according to the 1972 Census of Retail Trade. Of this total 50% of these businesses were gas stations, food stores and eating/drinking establishments.

In 1974 food stores, restaurants and automobile dealers accounted for over half of the total sales of the county which was \$57,555,560.

The 1972 Census of Wholesale Trade showed 34 wholesale businesses in Bladen County. These businesses did \$25,609,000 worth of business in 1972 and had an inventory of \$2,046,000.

#### Industrial Development

Industries located in Bladen County tend to be textile, agriculture or forestry-related operations. Before 1960 the industries within the county were predominately textile and forestry-related. An agriculturally related industry was located near Dublin between 1960-1964 while finished wood products and machine-related industries appeared during the 1965-1969 time frame. During the period from 1970-1976 additional industries which produced finished goods were located in Bladen County; also, a major plastics industry was established.

Bladen County is gradually developing a higher-skill and more diversified economy. Generally, the agricultural, forestry, textile and apparel-related industries tend to be low wage, labor intensive.





TABLE XIV

## BLADEN COUNTY INDUSTRY

Date	Industry	Location	Product	No. Of Employees (1977)
Pre-1960				
	Bladenboro Cotton Mills	Bladenboro	Cotton Yarn	400
	Cape Fear Chemicals	Elizabethtown	Chemicals	12
	Columbian Peanut	Elizabethtown	Peanuts	50
	Ideal Cleaners	Elizabethtown	Uniform Rentals	13
	Palmer Products	Clarkton	Sportswear	100
	Southern Peanut	Dublin	Peanuts	25
	Squires Timber Company	Elizabethtown	Forest Products	20
	Walters Lumber	Bladenboro	Lumber	10
	Ward Lumber	Elizabethtown	Lumber	100
1960-1964				
	Peanut Processors	Dublin	Peanut Products	50
1965-1969				
	Cape Craftsman	Elizabethtown	Decorative Items	160
	Crowell Constructors	Butters	Asphalt Paving	10
	El-Mar Textiles	Elizabethtown	Rugs	12
	Mt. Vernon Mills	Clarkton	Yarn	135
	Sportee Corporation	Clarkton	Sportswear	165
	Veeder Root	Elizabethtown	Counting And Computing Devices	495

(Continued)

TABLE VII  
 BARN COUNTY INDIAN

Locality	Location	Product	No. of specimens
Blanchard's Quarry	Blanchard	Quartz	100
Cape Fear Quarry	Blanchard	Quartz	10
Columbia River	Blanchard	Quartz	50
Local Cliffs	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	100
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	10

Blanchard River

Blanchard River	Blanchard	Quartz	100
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	50
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	100
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	10
Blanchard River	Blanchard	Quartz	10

(Continued)



TABLE XIV

## BLADEN COUNTY INDUSTRY

Date	Industry	Location	Product	No. Of Employees (1977)
1970-1977				
	Bladen Sportswear	Carvers Creek	Sportswear	75
	Bladen Sportswear	Elizabethtown	Clothing	65
	Cape Craft Picture	Elizabethtown	Framed Pictures	8
	Cape Craft Sales	Elizabethtown	Second Shop	15
	Cape Fear Candle	Elizabethtown	Candles	8
	Clarkton Mills	Clarkton	Fabric Weaving	10
	Cole Advertising	Elizabethtown	Advertising	15
	D & H Manufacturing	Elizabethtown	Lingerie	170
	Dublin Rugs	Dublin	Surged Rugs	5
	Dupont	Hollow Township	Plastics	140
	Elizabethtown Industries	Elizabethtown	Sleepwear	175
	1/Greif Brothers Corporation	Bladenboro	Drums	15
	Pal Sportswear	Dublin	Sportswear	50
	Seven Arts Fashion	Bladenboro	Apparel	65
	Singletary-Bush	Clarkton	Construction	50
	2/West Point Pepperell	Elizabethtown	Yarn Dying	150

1/ Suffered devastating fire damage in 1977 and are in the process of rebuilding

2/ Announced plans for an additional structure to be built for knitting, projected employment - 135.

SOURCE: Bladen County Industrial Development Commission





Finished products and plastics tend to involve higher skills and payrolls and to an extent, greater capital investments.

### Housing Analysis

Several factors have affected the housing situation in Bladen County. Losses in net population, out-migration trends (especially among the 18-29 year age bracket) and economic slumps have all played major roles in the creation of a general housing problem.

Some important statistics also shed light on the housing situation. According to 1970 figures, 92% of Bladen County's housing stock was single family dwellings; apartments and duplexes account for only 1.5%. An important figure was the percentage of mobile homes (6%) which in the following 5 years (1970-1975) has more than doubled its total numbers.

The age of the housing stock is relatively old, with 38% more than 30 years old in 1970 and 75% more than 10 years old. It is essential that these older structures be maintained since they compose such a large percentage of the total housing units. With no market new housing starts were virtually non-existent. Without the presence of any stimulants, low to moderate income housing starts were also low. The pressure of inflation and the economic crunch of the early 70's added to the rapidly deteriorating situation.

According to 1970 surveys, nearly 37% of Bladen County's housing stock was substandard; substandard being defined as units lacking all complete plumbing plus dilapidated units which have all plumbing. The median value of owner occupied stock was 10th lowest of North Carolina Counties (\$8,400). The overcrowding index was over 15%.

A series of more recent surveys has shown some general improvements in the housing situation. In 1974, the total number of housing units





had increased approximately 10% while the amount of substandard units had decreased over 13%.

The vacancy rates in Bladen County are also significant. In 1970 this rate was slightly less than 1%. However, by subtracting the substandard units only .4% of all units was vacant and suitable for occupation. This figure is quite low, even for a slow growth county. Also, the recent reversal in population decline has probably accounted for an even greater reduction of this figure.

Conclusions which can be drawn from these facts are numerous. The supply of standard units available is severely limited in Bladen County, especially for newly formed households with incomes below the poverty level. In 1970 nearly 34% of all households in the county required housing assistance; with minorities accounting for 64% of this figure. Indications are that the southeastern portion of Bladen County consistently displays the highest degree of housing inadequacy; the population in this area tends to be composed of minorities and poor families. Finally an inverse proportion exists between housing/apartment starts and the rising population figures. The failure to supply adequate standard housing in some quantity can only hamper continued growth.





TABLE XV

## BLADEN COUNTY HOUSING CONDITIONS

Year	Total Units	Standard %		Standard %	
1970	7,649	4,652	63.2	2,711	36.8
1974	8,257	6,255	76.7	2,002	23.3

	Total Occupied Units	Owner Occupied	Rental	Vacancy Rate
1970	7,363	72.9%	27%	less than 1%

SOURCE: Bladen County Housing Assistance Plan





## COMMUNITY FACILITIES SURVEY AND ANALYSIS

### Administrative Aspects

Bladen County administrative offices are located in the Bladen County Courthouse located on the central block in downtown Elizabethtown at the intersection of U.S. 701 and N.C. 87. The courthouse was built in 1965 and is still structurally and mechanically adequate. However, space is at a premium and some reorganization may be necessary in the future. Listed below are the county, state and federal offices located in the courthouse at the present time:

Probation Office	Agricultural Stabilization &
District Court	Conservation Service
Superior Court	Manpower Services
Juvenile Probation Office	County Administrator
County Commissioner's Room	Building & Grounds Maintenance
Soil & Water Conservation	Four County Community Services
Plant Protection & Quarentine	Inspection Department
Agricultural Extension Service	Board of Election
Recreation Department	Employment Security Commission
Tax Supervisor	Farmers Home Administration
Sheriff's Department	Industrial Development Commission
Jail	Southeastern Economic Development
Finance Department	Commission
Tax Collector	County Planning Department
Register of Deeds	Veterans Service
Clerk of Court	

Parking for courthouse workers and visitors has become a major problem. The courthouse parking lot contains about 40 spaces but is overtaxed in many instances. On-street parking surrounds the courthouse but this must be shared with surrounding commercial and municiple land uses. The possibility of building a large courthouse parking lot has been suggested, but at this time does not appear feasible due to the inadequacy of space and consequent expense.

New facilities are being considered at the present time which would house several agencies currently in the Courthouse. The vacancy left by the relocation of the Library will increase the amount of in-building space and alleviate some parking congestion.





## Historic Preservation Policy and Assessment

A. In compliance with the guidelines set forth by the Department of Housing and Urban Development which requires that planning activities funded under section 701 of the Housing Act of 1954, as amended, be carried out in accord with section 106 of the National Historic Preservation Act of 1966, Executive Order 11953 and section 101 (b) (4) of the National Environmental Policy Act of 1969, the following Policy is hereby submitted.

Through the development of a Historic Preservation Plan the County strives to achieve the goals of preserving and enhancing historic and cultural elements (architecture, archeology and culture) which are significant to Bladen County in particular, and America in general.

### (1) PURPOSE:

Community planning and development will be undertaken with the intent of preserving and enhancing the historic and cultural values of a community, as well as improving the living and environmental conditions. The history, architecture, archeology and culture of a community have significant impacts on the future growth of a community and the culture of people.

From a planning perspective, too much growth too soon can be just as detrimental as poor growth or no growth at all. The implementation of a Historic Preservation Policy has a twofold purpose:

1) it imposes restraints on unwanted growth which might result in destruction of historic sites, and 2) preserves and enhances places, structures, and/or sites or significance in the areas of architecture and culture.

The purpose of this Policy is to assure that the aforementioned goals are achieved. Maximum citizenry involvement and input will be





solicited and utilized in the implementation of the Historic Preservation Policy. In essence, the success of this Policy is dependent on the private sector, for the majority of the historic sites are non-public.

(2) OBJECTIVES

The objectives of the Historic Preservation Plan are:

(a) To allow the people of Bladen County the opportunity to become familiar with, and help create public awareness, appreciation and support for places of historic significance.

(b) To provide and implement policies to mitigate any potential impact of development on historic properties and to protect existing and potential National Register properties.

(3) TIMETABLES

A historic preservation assessment will be prepared and made available for public review and comment pursuant to any development which may impact National Register properties. A historic preservation assessment will be prepared for each proposed development. Upon completion of this assessment, notice will be given and copies will be made available for public review.

In addition, the Bladen County Historic Preservation Society, N.C. Department of Cultural Resources - Division of Archives and History, interested citizens and the news media will be advised of the completion of the historic assessment and will be invited to examine the complete document.

Within approximately 5 days after the completion of such report, public notice will be given in the local news media and copies will be available, at no charge, for public examination.





## B. CURRENT ASSESSMENT

Bladen County has five historical sites listed in the National Register (page 66 and 'National Register Map' page 65. These five sites are in various states of repair ranging from good to poor.

In addition to the five sites mentioned, Bladen County has about 119 other places of known historical or architectural significance (pages 57 - 63). Some of these are virtually dilapidated, but for historical reasons the site should be protected and the remains renovated as much as feasible.

Application for grant funds is being made to rehabilitate one National Register listed site (Brown Marsh Church), to create a park of one site (Tory Hole), and to renovate one other site (Whistler's Mother's House). Brown Marsh Church is owned by the church group itself, which oversees preservation of the current structure. Tory Hole is a wooded area with sections owned by private individuals and the remaining owned by the town of Elizabethtown; the town is in the process of obtaining those privately owned sections. Whistler's Mother's House is private property; however, if the CD grant is approved, the property would most likely be purchased and donated to the County Historical Society. All of the affects will be beneficiary.

One of the primary goals of the County Planning Department is to assist in identifying and preserving those places of historical or archeological significance. Since the Land Use Plan is general in nature, other than as mentioned above, no specific adverse or beneficial affects are foreseen. The Planning Office does have a list of both the historical and archeological sites and, if it appears that a proposed project will affect one of these sites then the appropriate action, in coordination with the N. C. State Division of Archives and History, will be taken.





The summary of assessment are as indicated below:

(i) The proposed 701 Housing and Land Use Elements take into consideration the existing land use within the Bladen County Planning area. The existing land use is examined and various factors which influence land use are related to the projected future land use strategy. Where development may affect National Register properties, such mitigation measures as screening, buffering (planting of shrubs) and fencing will be utilized. Also, potential National Register properties will be protected in a similiar manner. To assure protection of National Register properties (registered and potential) a separate historical preservation zone (HP) will be created in the proposed Bladen County Zoning Ordinance.

(ii) The policies and programs contained in this study would have favorable impact on National Register properties in that the quality of the surrounding environment will be maintained through enforcement of building codes, zoning, subdivision regulations, utility extension policies, and planned development in general.

(iii) Any adverse impacts which cannot be avoided, should the proposed plans or policies be carried out, will be completed with concurrence from the N. C. Department of Archives and History and the Bladen County Historic Preservation Society.

(iv) The alternatives to the plans and policies contained in this study are the continued deterioration of the local environment in the vicinity of National Register properties due to incompatible land uses, low quality construction and maintenance and inadequate provision of utilities and other public service.





(v) Long-term maintenance and enhancement of National Register properties will be improved due to the improvement and protection of the surrounding environment.

(vi) All existing Federal, state, municipal and county controls or programs currently being enforced for conserving and enhancing historical properties will be applicable to all policies and programs contained in this study.





### C. Inventory of Historical and Cultural Sites

According to the N.C. Division of Archives and History, there are 119 places of historical or cultural significance in Bladen County. Below is a list of these sites and their location.

1. Cape Fear River Bridge - Tar Heel
2. Maysville - Tar Heel Vicinity
3. House at Bladen Union Church - Tobermory Vicinity
4. Purdie Methodist Church - Tar Heel Vicinity
5. Bryan House - Bryant's Pond
6. 1900 House - Tar Heel Vicinity
7. Late Nineteenth Century House - Bryant's Pond Vicinity
8. Dowless House - Bryant's Pond Vicinity
9. Late Nineteenth Century House - Dublin Vicinity
10. Mid-nineteenth Century House - Dublin Vicinity
11. Melvin Brothers General Merchandise - Dublin
12. Late Nineteenth Century House - Butters
13. George Jones House - Freeman Vicinity
14. Dennis Singletary House - Freeman Vicinity
15. Barnum Lafayette Jones House - Freeman Vicinity
16. Phillip Ward House - Bladenboro Vicinity
17. Clarkton Hotel - Clarkton
18. John Clark House - Clarkton
19. Currie House - Clarkton
20. John H. Clark House - Clarkton
21. Oscar Lee Clark House - Clarkton





22. Clark House - Clarkton
23. McDougald's Soda Shop - Clarkton
24. 1870 House - Clarkton
25. Shipman House - Clarkton Vicinity
26. Clarkton Black Cemetery - Clarkton
27. Daniel McKee House - Clarkton Vicinity
28. Montgomery Hester House - Elizabethtown Vicinity
29. McGill House - Elizabethtown Vicinity
30. Dove Log House - Sandy Grove Church Vicinity
31. Brown Marsh Presbyterian Church - near Brown Marsh
32. Hester-Guyton Log House - Singletary Pond Vicinity
33. Sheriff Sutton House - Elizabethtown Vicinity
34. Robert Hales House - Elizabethtown Vicinity
35. Robinson House - Elizabethtown Vicinity
36. Old White's Creek Church - Elizabethtown Vicinity
37. 1900 Church - Bluefield Vicinity
38. Shaw Farm Outbuildings - Clarkton Vicinity
39. Jones Cemetery - Elkton Vicinity
40. Townsend House - Bluefield Vicinity
41. Dees Store - Elkton Church Vicinity
42. Porter's Grocery and U.S. Post Office - Emerson
43. Daniel Munn House - Tar Heel Vicinity
44. Melvin-Clark House (Kinlaw Funeral Home - Elizabethtown
45. McGirt Bridge - Elizabethtown
46. Tory Hole - Elizabethtown
47. Lyon-Clark House - Elizabethtown
48. McRee Cemetery - Elizabethtown
49. Trinity Methodist Church and Cemetery - Elizabethtown

22. Classical Music - Renaissance
23. Classical Music - Baroque
24. Classical Music - 18th Century
25. Classical Music - 19th Century
26. Classical Music - 20th Century
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105. Classical Music - 99th Century
106. Classical Music - 100th Century



50. (Stage Coach Inn Kitchen) (Love House) - Elizabethtown
51. John A. McDowell House - Elizabethtown Vicinity
52. Dallas Building - Elizabethtown
53. McCoulskey-McColl Cemetery - Bluefield Vicinity
54. Joseph Kemp House - Lisbon Vicinity
55. White Plains Presbyterian Church and Cemetery - Emerson Vicinity
56. James Daniel Clark House - Rosindale
57. Robeson-Stevens House - Carvers Vicinity
58. 1860 House - Carvers Vicinity
59. Site of McNeill House (Whistler's Mother's House) - Clarkton  
outskirts
60. Clark-Register Cemetery - Lisbon Vicinity
61. Mount Horeb Presbyterian Church and Cemetery - Lisbon Vicinity
62. Site of James I. McKay House - Lisbon Vicinity
63. Monroe House - Lisbon Vicinity
64. Dr. Neill Graham House - Lisbon Vicinity
65. Carver's Creek Methodist Church - Carvers
66. John King House - Zara Vicinity
67. W. Cheshire Place Outbuildings - Carvers Vicinity
68. Oakland - Carvers Vicinity
69. Strawberry Plantation - Carvers Vicinity
70. Elwell's Ferry - On S.R. 1730 across Cape Fear River
71. Bladen Springs Church - Lisbon Vicinity
72. Dave Clark House - Mounty Horeb Church
73. Whitehall Landing - Mount Horeb Church
74. MacDonald-Russ House - Elizabethtown Vicinity
75. Robeson House (Walnut Grove) - Tar Heel
76. A. Hobson Singletary House - Tar Heel
77. Robeson-Moore House and Kitchen - Tar Heel Vicinity

50. 1894-1900 (1900-1901) - 1900-1901
51. 1901-1902 (1902-1903) - 1902-1903
52. 1903-1904 (1904-1905) - 1904-1905
53. 1905-1906 (1906-1907) - 1906-1907
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57. 1913-1914 (1914-1915) - 1914-1915
58. 1915-1916 (1916-1917) - 1916-1917
59. 1917-1918 (1918-1919) - 1918-1919
60. 1919-1920 (1920-1921) - 1920-1921
61. 1921-1922 (1922-1923) - 1922-1923
62. 1923-1924 (1924-1925) - 1924-1925
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65. 1929-1930 (1930-1931) - 1930-1931
66. 1931-1932 (1932-1933) - 1932-1933
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68. 1935-1936 (1936-1937) - 1936-1937
69. 1937-1938 (1938-1939) - 1938-1939
70. 1939-1940 (1940-1941) - 1940-1941
71. 1941-1942 (1942-1943) - 1942-1943
72. 1943-1944 (1944-1945) - 1944-1945
73. 1945-1946 (1946-1947) - 1946-1947
74. 1947-1948 (1948-1949) - 1948-1949
75. 1949-1950 (1950-1951) - 1950-1951
76. 1951-1952 (1952-1953) - 1952-1953
77. 1953-1954 (1954-1955) - 1954-1955



78. Purdie Place - Tar Heel Vicinity
79. Walter Robeson House - Duart Vicinity
80. Beth-Carr Chapel - Tar Heel
81. Singletary Log House - Tar Heel Vicinity
82. Dunham House - Tar Heel Vicinity
83. Archibald McNeil House - Dublin Vicinity
84. W. H. White House - Dublin Vicinity
85. Porter-Allen House - Dublin Vicinity
86. Norman House - Dublin Vicinity
87. Log House - Dublin Vicinity
88. Little Brompton (Duncan Cromartie House)- Elizabethtown Vicinity
89. R. B. Cromartie House - Elizabethtown Vicinity
90. W. Z. Marshall Smokehouse - South of Lagoon
91. Lucas Cemetery - Lagoon Vicinity
92. Frenches Creek Baptist Church, Former - Kelly Vicinity
93. Beatty House Site and Cemetery - Tussocky Bay
94. Julius Tate Long House - South River Church
95. South River Presbyterian Church - Smith's Pond Vicinity
96. House - South River Church Vicinity
97. Stewart-Cromartie-Liles House - South River Church Vicinity
98. Early Nineteenth Century House - South River Church Vicinity
99. David Lewis Cromartie House - South River Church Vicinity
100. Ammon Store - Ammon
101. Doane Cromartie House - South River Church Vicinity
102. Cain House - Elizabethtown Vicinity
103. Dr. John S. Richardson House - White Oak Vicinity
104. Major Bob Cain House - White Oak Vicinity
105. Harrison Creek A.M.E. Zion Church - White Oak Vicinity

70. Small Stone - 1/2 inch
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107. Small Stone - 1/2 inch



106. Harmony Hall - White Oak Vicinity
107. Hurt House - White Oak Vicinity
108. Johnson House - White Oak Vicinity
109. Johnson's Mill Site - White Oak Vicinity
110. David Melvin House - New Light Church Vicinity
111. Deserette - New Light Church Vicinity
112. White Oak Business District - White Oak
113. James W. Cromartie House - Ruskin
114. White Oak School Dormitory - White Oak
115. White Oak Missionary Baptist Church - White Oak
116. The Bridger Company - Bladenboro
117. The Bladenboro Cotton Mill - Bladenboro
118. Penny House - Elizabethtown
119. Thomas McDowell House - Elizabethtown Vicinity

INFORMATION PROVIDED BY: Division of Archives and History

INFORMATION PROVIDED BY MEMBERS OF HISTORICAL SOCIETY

119. Thomas Howell Jones - Wilson-Thomas History

118. Henry Jones - Wilson-Thomas History

117. The Wilson-Thomas History - Wilson-Thomas

116. The Wilson-Thomas History - Wilson-Thomas

115. Wilson-Thomas History - Wilson-Thomas

114. Wilson-Thomas History - Wilson-Thomas

113. Wilson-Thomas History - Wilson-Thomas

112. Wilson-Thomas History - Wilson-Thomas

111. Wilson-Thomas History - Wilson-Thomas

110. Wilson-Thomas History - Wilson-Thomas

109. Wilson-Thomas History - Wilson-Thomas

108. Wilson-Thomas History - Wilson-Thomas

107. Wilson-Thomas History - Wilson-Thomas

106. Wilson-Thomas History - Wilson-Thomas



#### D. INVENTORY OF ARCHEOLOGICAL SITES

According to the N.C. Division of Archives and History there are 26 sites of archeological significance in Bladen County. Below is a list of these sites. Per request by said Department only generalized names and locations are used. Questions pertaining to the exact location and characteristics of each site should be referred to the above Department or the County Planning Department.

1. Woodland period site
2. Colonial (Historic), Woodland, and Middle to Late Archaic period site
3. Woodland period site
4. Woodland period site; located on Owen Hill
5. No locational data; historic and prehistoric site
6. No locational data; possibly Woodland period site
7. No locational data; possibly Woodland period site
8. No locational data; except that it is in a field near the ice plant in Elizabethtown: Woodland period site
9. No specific location available except that it is in White Oak; Woodland period site
10. No specific location available except that it is one mile from Elizabethtown on peanut plant road
11. at asphalt plant; prehistoric site
12. Middle to Late Archaic period site
13. Early Archaic through Woodland periods site; all cultural traditions established in the archeological record are represented
14. predominantly Archaic period site with small Woodland component
15. Late Woodland/Proto-historic site
16. prehistoric site
17. Early Archaic period site
18. prehistoric site, probably early Archaic period
19. Woodland period site; located between French's Creek swamp and NC 53
20. Woodland period site
21. Historic and Woodland periods site
22. Woodland and possibly Archaic periods site





23. Woodland period site
24. Woodland period site; located just north of Luc Cemetery
25. Woodland, Archaic and Historic periods site
26. Woodland and eighteenth century and later historic periods site

**Definition of terms:**

**Prehistoric:** Dating prior to recorded history, in this case, European contact

**Historic:** Dating after European contact

**Archaic:** Beginning around 7,000 B.C. or perhaps earlier, and lasting until 0 A.D. in some areas; small bands of hunters and gatherers who were very adept in exploiting localized environments.

**Woodland:** After 0 A.D.; sometimes referred to as the Formative culture: the populations of these cultures adopted maize agriculture for their subsistence base; larger more permanent settlements and the use of pottery

**Proto-Historic:** Indian culture after European encroachment which saw the introduction of European trade goods such as pipes and beads





E. APPLICABLE FEDERAL AND STATE CODES

FEDERAL

- \_\_\_\_\_ National Historic Preservation Act of 1966
- \_\_\_\_\_ The Archeological and Historic Preservation Act of 1974, Public Law 93-291
- \_\_\_\_\_ Community Development Act of 1974, Public Law 93-383: Environmental Review Procedures for the Community Development Block Grant Program (40 CFR Part 58)
- \_\_\_\_\_ Procedures for the Protection of Historic and Cultural Properties (36 CFR Part 800)
- \_\_\_\_\_ Comprehensive Planning Assistance Program (701) as Amended by Public Law 93-393
- \_\_\_\_\_ The Department of Transportation Act of 1966, Public Law 89-670
- \_\_\_\_\_ Identification and Administration of Cultural Resources: Procedures of Individual Federal Agencies

STATE

- \_\_\_\_\_ G.S. 121-12(a) Protection of Properties in the National Register
- \_\_\_\_\_ State Environmental Policy Act, Article 1 of Chapter 113A of the General Statutes
- \_\_\_\_\_ Executive Order XVI
- \_\_\_\_\_ Indian Antiquities, G.S. 70.1-4
- \_\_\_\_\_ Salvage of Abandoned Shipwrecks and Other Underwater Archeological Sites: G.S. 121-22, 23; 143B-62(1) g, (3)
- \_\_\_\_\_ Archeological Salvage in Highway Construction, G.S. 136-42.1
- \_\_\_\_\_ Provisions for Cultural Resources in Dredging and Filling Operations, G.S. 113-229





# ISTER ENTRANTS

Marsh Presbyterian Church

Plantation

House

Place

House

## LEGEND

- 701— US Highway
- 242— State Highway
- - - Cape Fear River
- + + + Seaboard Railroad

## Bladen County

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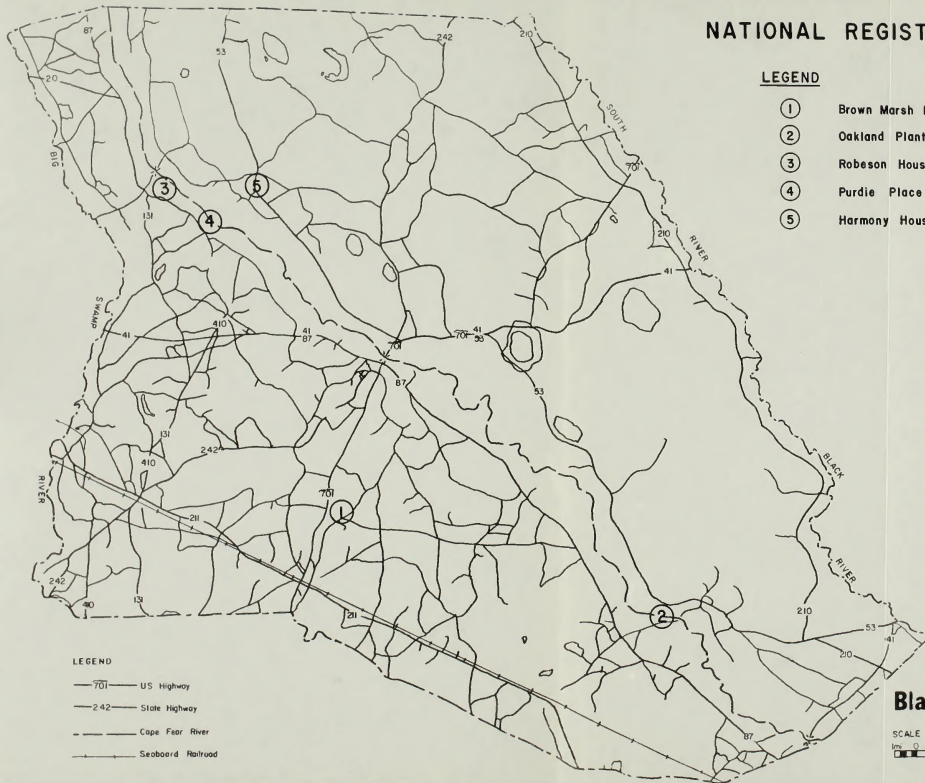




# NATIONAL REGISTER ENTRANTS

## LEGEND

- ① Brown Marsh Presbyterian Church
- ② Oakland Plantation
- ③ Robeson House
- ④ Purdie Place
- ⑤ Harmony House

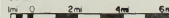


## LEGEND

- 701 — US Highway
- 242 — State Highway
- Cape Fear River
- Seaboard Railroad

**Bladen County**

SCALE



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## Historical and Cultural Sites

According to the N.C. Division of Archives and History there are 119 sites which have some cultural or historical significance. Of these 119 there are 5 sites which are on the National Register. However, a number of the remaining sites deserve to be protected from development and should be enhanced so as to attract visitors interested in the area's heritage. The 5 National Register entrants are:

- Brown Marsh Presbyterian Church - Brown Marsh
- Oakland Plantation - Carver Creek
- Robeson House (1854) - Tar Heel
- Purdie Place - Tar Heel
- Harmony House (late 1700's) - White Oak

Also present in these 119 are two areas of regional historical significance. The Tory Hole Battleground in Elizabethton was the site of a local Revolutionary War skirmish. Also present is the McNeil Site or commonly known as Whistler's Mothers' House associated with the famous painting.

## Natural and Scenic Areas

There are at least 3 natural areas in Bladen County. Those are the Big Swamp, Big Colly Bay and Colly Creek, and Lake Creek. There are also a number of scenic areas including the banks of the Cape Fear, the Bladen Lakes State Forest, and the South and Black River areas.

Appraisals of the potentials of these areas were rated very good. These appraisals were based on several factors; ie proximity to urban areas, accessibility, scenery, tourist potentials, etc.

## Recreation

Bladen County has a moderate amount of outdoor recreation outlets; but until recently any control over their development was in uncoordinated approaches. A County Recreation Department was recently formed and has developed numerous plans for the improvement and development of future needs.





There are 4 State owned lakes located in eastern Bladen County. These lakes constitute an area of 1,811 acres and are available for use in various water sports. Other lakes present include White Lake and portions of Bay Tree Lake which is being privately developed as a location for second home sites. Bakers and Horse Shoe Lakes are used primarily for private recreation purposes.

Bladen County has also been involved in both program assistance and facility development. This has been accomplished primarily through a continuing program of supplying funds to local towns and organizations on a 50-50 matching basis.

In response to increasing demands, the recreation department has planned for a 41 acres park with sports facilities to be located off US 701 between Elizabethtown and Clarkton. Future plans call for the creation of smaller "satellite" parks which be strategically located throughout the County.

#### Education Facilities

At present, there are 13 public schools operating in Bladen County. These schools operate under a consolidated education system with a county school board overseeing all actions. The school superintendent, as a professional educator, supervises and administrates to the needs and problems of the school system on a day to day basis. Facility consolidation efforts are presently underway and to date have primarily affected the upper grade levels. Total enrollment for county schools as of September, 1977 was 7,025 for grades kindergarden through twelfth grade.

Physical condition of the schools varies with each. The recently opened East Bladen High School is a modern facility which contains a relatively adequate amount of equipment. On the other extreme, there

There are a large number of lakes located in eastern Illinois.

These lakes constitute an area of 1,500 acres and are situated in the  
in various water courses. Other lakes present include Lake and  
portions of the Lake which is being privately developed as a resort  
for summer home sites. These and other lakes are being developed  
for private recreational purposes.

Illinois County has also been involved in both projects in Illinois  
and facility development. This has been accomplished primarily through  
a continuing program of acquiring lands to build dams and recreational  
as a 50-50 matching basis.

In response to increasing demands, the recreation department has  
planned for a 10-acre park with sports facilities to be located at  
the site between Elmhurst and Elmhurst. Other plans call for the  
creation of smaller "satellite" parks which are strategically located  
throughout the County.

### RECREATION FACILITIES

At present, there are 11 public schools located in Illinois County.  
These schools operate under a decentralized system with a  
county board of school directors. The school system consists  
of a system of education, supervision and administration in the field  
and portions of the school system on a day to day basis. The  
administration officials are directly involved and do have authority  
attached to the upper grade levels. Total enrollment for county schools  
as of September, 1977 was 1,025 for grades kindergarten through  
eighth grade.

Physical condition of the schools varies with each. The recently  
opened East Union High School is a modern facility which contains a  
relatively adequate amount of equipment. On the other extreme, there



TABLE XVI

## FOLLOW-UP SURVEY OF HIGH SCHOOL GRADUATES, 1974-1977

Year	Number of Graduates	% Female	Continuing Education	% Female	Entering Military	% Female	Approximate Number Entering Work Force	% Female	No Inform- ation
1974	445	51.5	228	61.4	46	21.7	152	43.4	19
1975	472	51.9	243	60.1	28	17.8	181	45.3	20
1976	343	56.0	160	66.9	30	13.3	153	52.9	0
1977	458	53.9	235	66.8	41	2.4	142	47.9	40

SOURCE: Bladen County Board of Education





are 4 active schools which are structurally 50 years old or older and are usually the reciprocal of used equipment and texts. Further consolidation should alleviate some of these inadequacies.

Bladen County maintains a fleet of 119 buses for transporting children to and from school. However, future consolidation may bring about a need for more buses since greater distances will have to be transversed. The bus maintenance garage is located on U.S. 701 approximately halfway between Elizabethtown and Clarkton.

Administrative offices for the County School System are located on King Street in close proximity to the courthouse.

#### Bladen Technical Institute

Bladen Tech was established in 1967 to provide educational programs for adults. Bladen Tech is situated on 45 acres near Dublin and occupies several structures.

There are approximately 400 part-time and full-time students and a faculty and administrative staff of 31.

Construction of additional facilities is currently underway and should provide an adequate adult education facility.

#### Library Facilities

Bladen County operates a rather complex and unorganized library system. Although there exists a county library facility, there also exists two municipally owned and operated libraries in Bladenboro and Clarkton.

The county library has its main facility in a newly constructed building in Elizabethtown. At present, (12/77) there are four full-time and two part-time employees with additional help made available through occasional federal and state grants.





At the end of June, 1977, the total number of volumes within the county library was 18,979, or approximately .72 volumes per county resident. A selection of audio/visual equipment is available in limited quantity.

Distribution of reading material is also made available through the library's bookmobile and two vans. The two vans serve both the preschoolers and the homebound of the county through commendable projects undertaken by the library staff.

The municipally owned libraries at Bladenboro and Clarkton are barely adequate and contain approximately 597 and 1,676 volumes respectively.

Efforts should be made to consolidate the county and municipal libraries. In this manner the total library system can benefit from the services of a professional librarian and the smaller libraries can draw upon state-wide resources.

#### PUBLIC SAFETY FACILITIES:

##### Emergency Facilities

There are five rescue squads located in Bladen County. They are headquartered in Elizabethtown, Bladenboro, Kelly, Clarkton and Tar Heel. Each squad is independent of fire departments and other facilities and tend to function as quasi-public units.

Each rescue squad provides emergency first-aid and/or transportation to the nearest medical facility.

##### Fire Facilities

There are eight fire departments in Bladen County, all of which operate on a volunteer basis. Basically they are located in Bladenboro, Clarkton, Dublin, East Arcadia, Elizabethtown, White Lake, Tar Heel and Kelly areas.





A large amount of the county population lacks proper fire protection due to the limited area served by each department. Equipment is limited in certain localities and the overall facilities need expanding and improving upon.

The County recently purchased a UHF radio repeater with paging capability. There now exists a need for the fire departments to acquire the necessary mobile radios to allow county-wide communications.

The Fire Fighters Association, a County-wide association, is currently striving to have fire districts established around each existing fire department in order to achieve additional financial input.

### Police

The Bladen County Sheriff's Department provides protection to the areas outside of the municipalities jurisdiction. The Sheriff's Department has approximately 24 employees and 11 vehicles. The main offices and jail are located in the Bladen County Courthouse.

### Public Health

The Bladen County Hospital is located on U.S. 701 in Elizabethtown. The hospital was constructed in 1952 with new additions made in 1960 and 1978. The 44,334 square foot facility contains 62 beds and standard amounts of equipment. This facility is intended to supply all county residents with those services typical of any hospital. However, indications are that at least some residents seek care outside the County as a result of in-County inadequacies. In fact, nearly all births occur outside the county which will complicate statistical data. Action should be taken to correct this inadequacy.

The Bladen County Public Health Department was established in 1921. Since 1954 the Department has been located in a 3,000 square foot facility adjacent to the hospital. This Department supplies numerous





health services to County residents and has a well-mapped and expanding program to care for future needs.

Also found in this vicinity are numerous medical and dental offices which tend to join the above facilities in forming a medical complex. Most of these offices are small duplexes housing private practices and are situated to the north and west of the hospital.

Other medical and dental personnel are situated throughout the County, however, they are few in relation to the population.

#### TRANSPORTATION AND COMMUNICATION FACILITIES

##### Railroad

The county is served by Seaboard Coastline which runs through Bladenboro and Clarkton. Both towns are served by spurs off the main line.

##### Air Facilities

Non-commercial: Bladen County has several small landing fields, the most predominant of which are Fisher Field outside of Elizabethtown and Bladenboro Airport. Local air service is supplied at both of the above fields and charter service is available at Bladenboro.

Commercial: Two regional airports are in close proximity of Bladen County. Fayetteville is nearer; at only 35 miles distant while Wilmington is an alternate source is 50 miles distant. Both facilities are serviced by Piedmont Airlines.

##### Bus

Services are provided by the Queens City Coach Lines (Trailways), with a depot located in Elizabethtown.

##### Audio/Visual Communication

There are two newspapers and one radio station operating in Bladen County. Both the Southeastern Times and the Bladen Journal are published





on a bi-weekly basis. A commercial radio station, WBLA, operates in Elizabethtown with 5,000 watts of power.

## PUBLIC WORKS AND UTILITIES

### Electric

Electrical power is supplied throughout Bladen County by the Carolina Power and Light Company and the Four County Electric Membership Corporation. Their facilities serve a 30,000 square mile area and output capacity is adequate for any type user.

### Gas

A natural gas line has been installed from Wilmington to Fayetteville and is available in the towns of Bladenboro and Clarkton. Facilities are such that availability to any other town is possible.

### Water and Sewer

Seven incorporated municipalities in Bladen County own and maintain their water distribution lines. These towns with central water systems are Tar Heel, White Oak, Bladenboro, Clarkton, Dublin, Elizabethtown and White Lake. Water supplies in these municipalities are obtained from deep wells and stored by elevated storage. The unincorporated towns of Abottsburg, Council, Kelly along with the rural county residents, obtain their water needs from private, shallow individual wells.

Four incorporated municipalities in Bladen County own and operate their own sewerage systems. These towns with collecting sewers and with central sewerage treatment facilities are Bladenboro, Clarkton, Elizabethtown and White Lake. The rest of the county generally depends on individual septic tank systems as their method of disposal.

The town of Dublin is currently developing a central sewage system. The \$688,000 project will supply sewage facilities for Dublin with the





sewage being pumped to the new Elizabethtown treatment plant being built in conjunction with this project. Funding for this project will be supplied by FHA, HUD, Community Development and Coastal Planning Regional Commission.

Soils that do not adequately percolate should be outlined to limit septic tank installations in that area. At present the Bladen County Soil Conservation Service is working to complete a more accurate soil study which will be invaluable in pinpointing areas not suitable for development.

#### Solid Waste

Bladen County utilizes the landfill method of solid waste disposal. The site for the landfill is 27 acres in size and is located just south of Elizabethtown off U.S. 701. Municipalities are responsible for trucking their own refuse to this site. The County supplies rural residents with 125 strategically placed containers with pickup supplied by the county.

#### Telephone

Phone service is provided throughout the County by Carolina Telephone and Telegraph Company and by Star Telephone Membership Corporation.

#### Telegraph

Telegraph service is supplied by the Western Union Corporation. Services may be obtained from a location in Clarkton.





## GENERAL

### APPLICABLE FEDERAL AND STATE CODES

Federal: National Environmental Policy Act of 1969

Land And Water Conservation Fund Act of 1964

Environmental Quality Act of 1970

Flood Disaster Protection Act of 1973

Executive Order 11514, March 1970, Protection And Enhancement of Environmental Quality

Executive Order 11593, May 1971, Protection And Enhancement of the Bultural Environment

Rural Development Act of 1972

State: Water Use Act of 1967

Planning And Regulation of Development, Chapter 160A, Article 19, Soil Conservation District Law of 1937

Sediment Pollution Control Act of 1973

North Carolina Environmental Policy Act of 1971

"Rules And Regulations Governing The Control of Air Pollution, January 21, 1972

"Rules And Regulations, Classifications, And Water Quality Standards Applicable To The Surface Waters of North Carolina", October 13, 1970.

"Rules And Regulations Providing For The Protection of Public Water Supplys", August 26, 1965 Amended September 19, 1968.

"Rules And Regulations Governing The Disposal of Sewage From Any Residence, Place of Business, or Place of Assembly In North Carolina", August 26, 1971, January 8, 1974.

"North Carolina General Statutes 153A And 160A.

### Review

On a biannual basis, the Bladen County Planning Department will review this document in conjunction with the Farmers Home Administration, Soil and Water Conservation Service, Agricultural Extension Service and other applicable agencies. Subsequent findings will be reported to the Bladen County Planning Board and the County Board of Commissioners.





## ENVIRONMENTAL POLICY

Due to the passage of the National Environmental Policy Act (NEPA) of 1969, the Federal government is now in its sixth year of experience with the use of Environmental Impact Statements (EIS). The significance of this legislation was not initially apparent to many governmental agencies and/or industries.

It has been apparent that controversy has been rampant; its ineffectual use creating a great waste of data. This has been due, in part, to the vagueness of the policy guidelines. Because of this vagueness, the technique has been badly misused. Growth opponents delight in the delays inherent in the EIS review while developers, on the other hand, have undertaken extraordinary efforts to document potential environmental effects only to find that public agencies have neither the capacity nor desire to properly use the information.

Despite all of this, the North Carolina Legislator enacted the North Carolina Environmental Policy Act (NCEPA) of 1971. The NCEPA follows along the general guidelines and proposals as the NEPA. The basic objective is to encourage the use of an EIS of some sort.

The basic use of an EIS may range from guiding a basically ill-conceived project to delude an unsuspecting commission to appealing to the conservative on residential growth.

The basic guidelines to an EIS as set up by the NEPA would basically include answers to the following:

- \*Description of the project.
- \*Description of the existing environment
- \*Impact of/on the environment
- \*Internal Project environment
- \*Unavoidable adverse impact
- \*Impacts overtime
- \*Irreversible/inevitable commitments.





The close examination of the environment around us, in terms of time and space, is no longer simply theory. It is a rational approach to forming a bridge between conservation and its actual use. The rational lies in the fact that Bladen County is not a state which can be wiped clean to start over. The adoption of an EIS strategy would be very much a priority. As a trial measure an EIS strategy (formula) should be attached to a county subdivision regulation.

#### ENVIRONMENTAL ASSESSMENT

(+) This study defines a pattern of orderly and systematic growth for Bladen County based upon analysis of physical, economic, and social conditions, local traditions and desires, and basic planning principles.

#### ENVIRONMENTAL EFFECTS

##### Beneficial

- \*Preservation of prime agricultural land, flood plains, stream banks and open space.
- \*High density development generating large volumes of traffic will be adjacent to existing transportation routes.
- \*More effective use of land.
- \*Encouragement of good visual aesthetics and overall community appearance.
- \*Upgrading of blighted residential areas is encouraged.
- \*Encourages development near existing utilities offering less potential danger to the environment such as pollution of groundwater or wasteful use of prime agricultural land.
- \*The encouraged separation of incompatible uses which will help minimize excess noise pollution and traffic congestion.

##### Adverse

- \*As new development inevitably occurs, some natural vegetation will be destroyed -- increasing runoff, sewer affluent and solid waste.
- \*With added development some open space and agricultural land will be consumed.





## CITIZENRY INVOLVEMENT

To achieve some sort of citizen involvement, the Bladen County Board of Commissioners adopted a Citizen Participation Plan in November 1977. This plan calls for a systematic approach to seeing that the general public is both well informed and well heard as to policies and plans and programs which are being undertaken by the County.

The Plan was drafted using HUD guidelines in reference to Community Development Block Grant proposals and should prove to be a very useful tool in the implementation of this Land Use Plan.





## GOALS AND OBJECTIVES

### I. Promote a Quality Living Environment

#### A. To preserve and enhance the natural environment of Bladen County by:

1. Protecting flood plains and wetlands from the intrusion of incompatible development.
2. Encouraging agricultural and conservation practices which minimize soil erosion.
3. Discouraging development which pollutes surface or groundwater sources and endangers air quality.
4. Preserving natural areas in the County for wildlife habitats.
5. Conserving multiple- use resource areas.

#### B. To preserve and enhance the human environment by:

1. Providing for variety in the density of residential development; with higher densities encouraged near developed areas, employment centers and schools with lower densities encouraged in the more rural areas where public services and facilities cannot support higher densities.
2. Encouraging the provision of a variety of residential areas for families with different needs, incomes and preferences.
3. Providing safe, healthy and pleasant residential environments for family living and the fulfilling of personal development.
4. Discouraging the intrusion of incompatible land uses in residential areas and bringing about the reduction of the amount of existing incompatible land uses.
5. Encouraging innovations in housing types including construction methods, design energy conservation criteria and aesthetics.
6. Encouraging the planning of mobile homes, parks and multi-family developments which are consistent with the criteria established in B-1,2,3, & 4.
7. Providing a comprehensive planned system of parks and recreation areas.





8. Maximizing the use of floodplain and wetlands for recreation, open space and wildlife areas.
9. Encouraging the preservation and restoration of the significant historical and archeological buildings and sites.

## II. Promote Economic Development and Provide Employment Opportunity

- A. To promote the continuation and diversification of agriculture in Bladen County by:
  1. Preventing the unnecessary despoliation of prime agricultural lands by development.
  2. Diversifying the agricultural base of the County by promoting new agricultural practices; preferably practices which would not be subject to seasonal slumps.
  3. Encouraging local water storage and soil improvement projects so that production will be able to keep pace with future demands.
- B. To promote industrial growth to strengthen and diversify the County's economic base by:
  1. Identifying choice industrial sites throughout the County in conjunction with transportation and utilities.
  2. Discouraging non-industrial development from pre-empting prime industrial sites.
  3. Reducing the negative effects of industry on residential agricultural, environmental areas and on other areas by the use of open space buffers, natural boundaries and setbacks.
  4. Promoting the development of industries which minimize seasonal slumps and cyclic downturns and which provide higher paying jobs and the opportunity to increase and expand the local tax base.
- C. To promote adequate opportunities for commerce by:
  1. Strengthening the economic vitality of all Central Business Districts (CBD's) in the County by minimizing strip commerical and spot zone development which is unnecessary and costly to the public sector in any way.
  2. Strengthening the economic vitality of all CBD's by effecting internal improvements.





3. Providing for planned concentrations of highway-oriented businesses in unified developments at intersections of selected thoroughfares as an alternative to other undesirable forms of commercial development.
4. Encourage the establishment of trade areas which will serve the needs of persons and businesses in the County and which will take advantage of the local potential for recreation, services and manufacturing opportunities.

D. To provide adequate transportation routes for the County by:

1. Encouraging the upgrading and expansion of the existing transportation network.
2. Promoting the efficient design of facilities to minimize the consumption of land.
3. Protecting highways from extensive residential and strip commercial development.





## IMPLEMENTATION

In order to effectively implement the above goals and objectives, the following actions should be considered as policies and tools to aid in achieving desired end results.

- A. The development of local public investment policies and Capital Improvement Programs which:
  - 1) Provide for the extension of utilities to serve those densely developed areas which lack them.
  - 2) Minimize the speculation extension of public utilities.
  - 3) Restrain the extension of utilities to those areas which are environmentally sensitive or where cost is excessive.
  - 4) Tie the extension of municipal services or annexation.
- B. The development of county-wide Subdivision Regulations which:
  - 1) Can be enforced in the smaller municipalities if requested.
  - 2) Contain provision for dedication or reservation of land for parks and public facilities.
- C. The development of Floodplain Management and Drainage Policies which:
  - 1) Discourage building and development in the 50 year flood hazard areas.
  - 2) Promote adequate drainage of wet soils prior to development
  - 3) Develop assistance measures in order to relocate families in the 100 year flood hazard areas.
  - 4) Encourage preservation of the natural character of streams and rivers.
- D. The research and development of an Environmental Resource Inventory for Bladen County which:
  - 1) Can be used in Environmental Reviews for various Governmental agencies.
  - 2) Can be updated at appropriated intervals.
- E. The adoption of Zoning Ordinances by the larger municipalities as an aid in contributing development.





- F. The Annexation of substantial built-up fringe areas adjacent to municipalities.
- G. The adoption of county-wide Mobile Home Park Standards which include:
- 1) Provisions for tie-down anchors
  - 2) Restriction of non-residential activity
  - 3) Provisions for recreational and/or open space areas.
  - 4) Minimal development standards
- H. The development of Industrial Parks which will:
- 1) Minimize premature development of prime agricultural land.
  - 2) Utilize existing water/sewer and transportation facilities.
- I. The development and adoption of several Codes which, properly enforced, will insure adequate health, sanitation and safety standards for community living. Taking into consideration should be:
- 1) Minimum Housing Standards
  - 2) Plumbing, Electrical and Fire Codes
  - 3) The Bladen County Health Department, which should be utilized is gaining an enforcement in the areas of sanitation, health and human welfare opinions.
- J. The consideration of Community Redevelopment projects which can provide for:
- 1) The conservation of existing urban and residential development which is a resource in its own right.
  - 2) The minimizing the need to expand public services unnecessarily.
  - 3) The conservation of the local tax base.
- K. The continued development and implementation of local and county-wide Recreation Plans.
- L. To utilize the County Planning Department with the following roles:
- 1) Provide information to citizens and community leaders on sound economic development and environmental practices.
  - 2) Encourage and assist local governments in developing economically sound public improvement policies, development policies and efficient regulations for development.
  - 3) Encourage and assist in the location of industry in the County.
  - 4) Inform local governments of Federal and State regulations concerning land development and environmental management.





- 5) Encourage and assist local and County government to comply with the goals and objectives stated in this plan.

M. The formation of a County Housing Authority which will:

- 1) Encourage the provision of rental units for the elderly, disabled and those with low income levels.
- 2) Seek and administer funds for the rehabilitation of the current housing stock.
- 3) Encourage new housing starts that will add to the current housing stock.





# PROPOSED LAND USE

## LEGEND



Developed



Transition



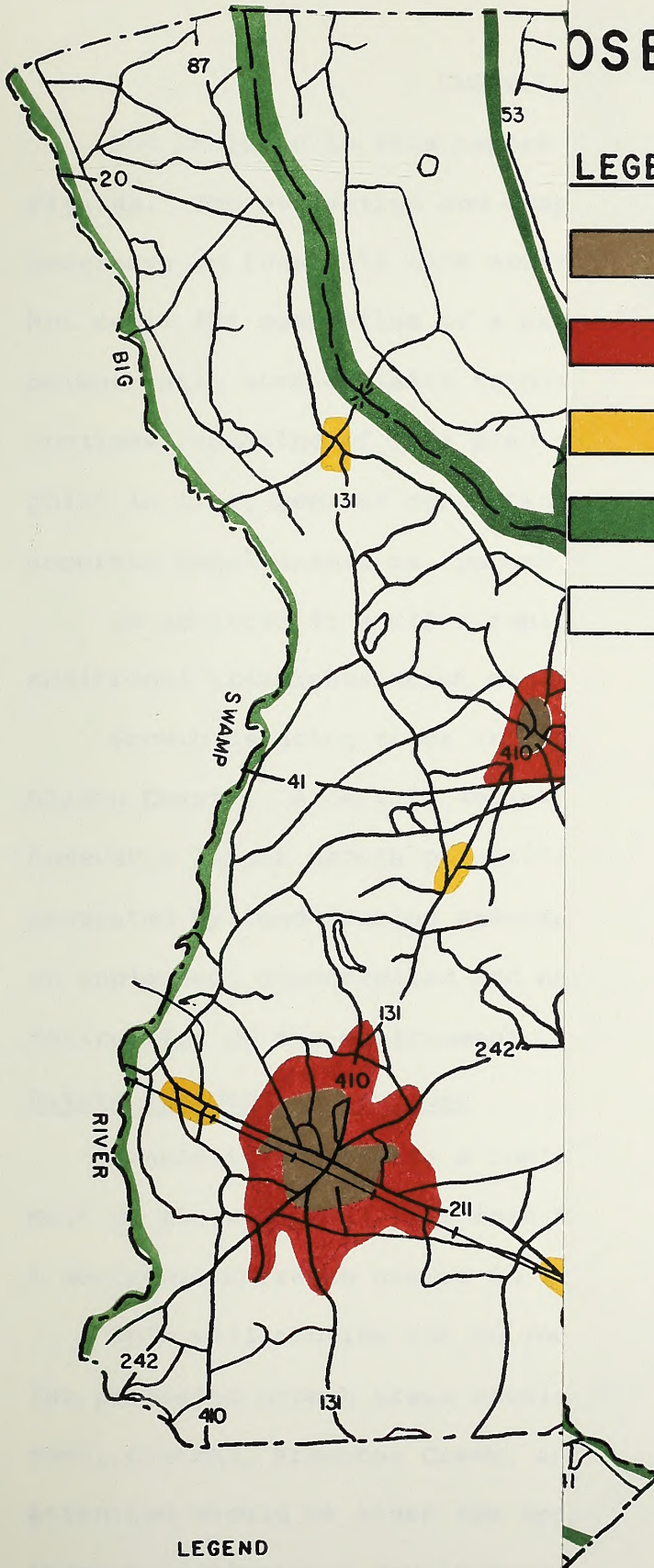
Community



Conservation



Rural



## LEGEND

— 701 — US Highway

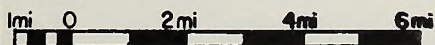
— 242 — State Highway

— Cape Fear River

— Seaboard Railroad

# Bladen County

SCALE



1  
N





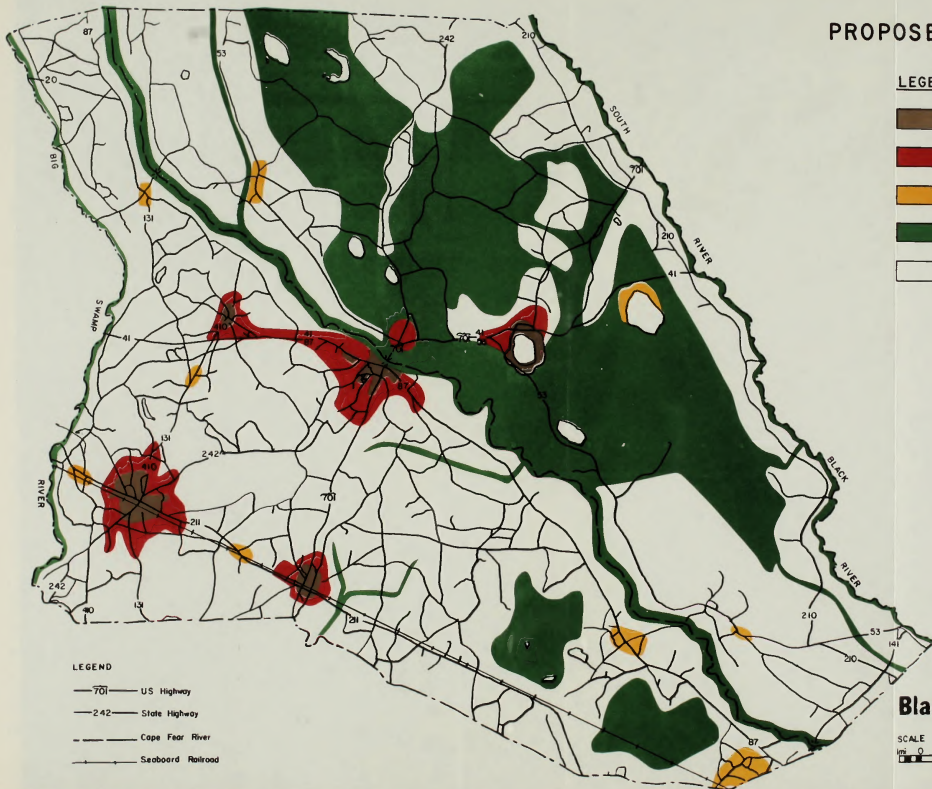
LEGEND







### Transition

### Conservation

Rural



### LEGEND

 US Highway  
 State Highway  
 Cape Fear River  
 Seaboard Railroad

## Bladen County

SCALE  
1 mi 0 2 mi 4 mi 6 mi







## OVERALL GROWTH

Not included in this report are any exact land requirement figures. The evaluation and complete assimilation of the data necessary to formulate such exactments is an immense project. Not until the completion of a proper interdepartmental communication network will more definite trends become apparent. This is why continual updating of this plan must remain a top priority. At some point in time, general conjections will enable the adoption of more accurate requirements as opposed to general implications.

In addition to earlier implications, the following presents additional statements which deserve consideration.

Growth is going to be the key word in the development of Bladen County. A certain amount of growth will be inevitable, however a larger growth potential will come from the input being generated by fund-seeking agencies. It is allowing this growth to go unplanned, uncontrolled and haphazardly along which leads to the destruction of the environment, economic and overall quality of life.

### Future Residential Land Use

Predictions indicate a continued increase in all housing types. Most of the need will fall into the single family housing type with a desirable increase needed in the multi-family housing type.

This will provide for an increased need for residential land. The predicted growth areas should occur in the Brown Marsh, Elizabethtown, Central, Frenches Creek, and Bethel Townships. Particular attention should be given the opportunity to give preference towards increasing clustered developments. Well-developed lands adjacent to significant towns should be annexed and facilities (utilities) provided to incur full development.





Urban areas will probably occur in and around Elizabethtown and Bladenboro. Annexation plans for Elizabethtown are currently in consideration and would make it the first true urban community in the County.

The town of White Lake portrays an urban character during the summer months and there are several portions of land immediately adjacent to the town that have good development potentials. As a recreation and tourist area, White Lake should have suitable protection against erecting a dwelling on too small a lot to provide proper absorption for septic tanks. Adequate lot sizes should be required as soon as possible by the Health Department.

The incorporated communities of Elizabethtown, Dublin, and Clarkton have municipal water and are currently involved in 201 sewer facility planning. These utilities will become increasingly valuable for residential and commercial development.

Future industrial development will almost inevitably be constricted to the westside of the Cape Fear; due mainly to poor soil condition and inadequate transportation of the eastern side.

With the energy crisis the future growth of any industry is going to be a handicap. The presence of a natural gas line through Clarkton and Bladenboro may have some attraction, but it appears that the Cape Fear is going to remain the prime drawing card for sometime.

#### Timetables

Already, consideration has been given to the development of controls which will remedy some of the inadequacies mentioned in this plan. Below are several proposals which are already being





implemented or under consideration for the near future. These are:

- \*A code Enforcement Department which will be concerned with enforcement of insulation, plumbing, electrical and other building regulations.

- \*A Floodplain Management Ordinance to be adopted by the end of 1978.

- \*A County-wide Subdivision Ordinance slated for the end of 1979.

- \*An intent to have a new housing study made of the entire county by mid - 1979.

- \*A study to consider formulation of a Public Housing Authority by the end of 1979.

- \*An indepth study of the need for low-rental ie Section 8 housing by the end of 1979.

- \*A County-wide Zoning (or similar land control) Ordinance by the 1989 time frame.





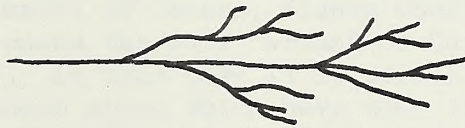
## APPENDIX A

**Aquifer** - A water-bearing stratum of permeable rock, sand or gravel. Land use prescription is more difficult for aquifers than for any other category as these vary with respect to yield and quality, yet it is clear that agriculture, forestry, recreation and low density development pose no danger to this resource while industry and urbanization in general do.

**Aquifer Recharge Areas** - such areas are the points of interchange between surface water and aquifers. It is the movement of ground to surface water that contributes water to rivers and streams in periods of low flow.

**Capital Improvement** - Any major nonrecurring expenditure or any expenditure for physical facilities of government, such as costs for acquisition of land; construction of buildings or other structures; construction of roads or utility lines; landscaping or similar expenditures. A list of preferred projects along with cost estimates is put together into a Capital Improvement Budget. From this data a long range schedule of projects can be put together covering a number of years.

**Dendritic type** - A stream or river basin which resembles a tree in structure.



**Deteriorating** - Structures housing units which appear to need more than routine maintenance; for example, decay of trim or window frames and cracked (missing) siding. Repairs to the existing structure are feasible.

**Deteriorating** - Structures (housing units) which are in obvious need of replacement or remodeling. Such major deficiencies would include a combination of sagging roofs, cracked or sagging foundations, missing siding or roofing, and in some cases evidence of major fire or storm damage. Feasibility of repairs to the existing structure is questionable.

**Environmental Resource Inventory** - provides a comprehensive data base covering the social, economic and environmental components of a planning area. The document would be used by officials in performing environmental reviews and impact evaluations as required by the Federal regulations for community development programs funded by the U.S. Department of Housing and Urban Development.

**Floodplain** - Low-lying land adjacent to rivers and streams which may be subject to frequent flooding. Increasingly, the 50 year or 2% probability floodplain is being accepted as that area





from which all development should be **excluded** save for functions which are unharmed by flooding or for **uses** that are inseparable from agriculture, open space or recreation.

**Overcrowding Index** - According to the U.S. Bureau of Census an **overcrowding** index is a measurement which shows the average number of persons per room in a housing unit. An index of 1.0 or less is desirable while anything above this figure indicates an overcrowded condition. The overcrowded home lacks privacy, is subjected to greater wear and tear, and provides an increased opportunity for the spread of disease.

**Prime Agricultural Land** - is synonymous with prime agricultural soils. These soils represent the highest level of agricultural productivity; they are uniquely suitable for intensive cultivation with no conservation hazards. Mere market values of **farm lands** do not reflect the long-term value or the replaceable nature of these soils. Forced to move to inferior soils can only lead to increased capital investments in order to achieve high productivity.

**Substandard** - housing units lacking all complete plumbing plus units dilapidated with all plumbing.

**Urban** - The urban population, according to the U.S. Bureau of Census, comprises all persons living in urbanized areas and in places of 2,500 inhabitants or more outside urbanized areas. According to the Bureau of Census, Bladen County is 100% rural. However, in many cases the word "urban" or "urban-type" appears in this document. In this case it is used as an arbitrary standard to **denote** those areas which have some urban characteristics, ie concentrated commercial activities, concentrated housing, et al.





## APPENDIX B

### Proposed Land Classification System:

The map of the proposed land usage for Bladen County is tentative. However, it incorporates the best data in the fields of agriculture, conservation, soil analysis, economics, and other related areas, and proposes the best land use for a particular area.

Land classification is a resource planning process and an administrative instrument where by local government- units will consider the location and timing of both urban and rural forms of development and for conservation, and further, will determine the consequences and commitments necessary to provide the correspondingly appropriate public services.

Because of the size of Bladen County, exact delineations of proposed areas have not been made and the areas outlined on the proposed Land Use Map are merely approximations.

The proposed Land Use Map shows 5 separate classifications. These classifications were based on a system proposed by N. C. Land Policy Act of 1974.

Basically the classes and characteristics are as follows:

Developed - Land currently developed for urban purposes with urban services available.

Transition - Land being developed for urban purposes but which do not have the usual public services available yet; lands necessary to accommodate future population growth; lands generally free of severe physical limitations for development.

Community - Lands characterized by a cluster of residential and commercial uses in rural areas.

Rural - Lands identified as appropriate locations for natural resource management and allied uses; lands with high potential for commercial agriculture, forestry, etc.; lands with one of more limitations that would make development costly and hazardous; contains irreplaceable, limited, or significant natural, recreational or scenic resources

Conservation - Lands that contain major wetland, undeveloped shorelines, etc. that are unique, fragile or hazardous for development; necessary wildlife habitats, watersheds, water recharge areas, etc.











